

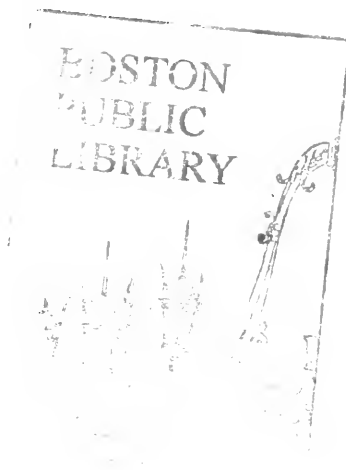
BRA
216
1-1-1

Boston

Library

CITIZEN PARTICIPATION IN PLANNING AND RENEWAL ACTIVITIES
OF THE BOSTON REDEVELOPMENT AUTHORITY

VOLUME I



A COMPENDIUM OF NEWS ARTICLES, MEMORANDA AND CORRESPONDENCE
REFLECTING CITIZEN INVOLVEMENT IN WORKABLE PROGRAM RELATED
ACTIVITIES - JANUARY 1, 1970 - DECEMBER 31, 1971

1
I 57
V. 1

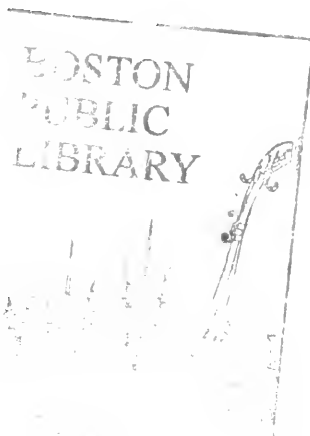
3.4
2/6
1.1

See

Library

CITIZEN PARTICIPATION IN PLANNING AND RENEWAL ACTIVITIES
OF THE BOSTON REDEVELOPMENT AUTHORITY

VOLUME I



A COMPENDIUM OF NEWS ARTICLES, MEMORANDA AND CORRESPONDENCE
REFLECTING CITIZEN INVOLVEMENT IN WORKABLE PROGRAM RELATED
ACTIVITIES - JANUARY 1, 1970 - DECEMBER 31, 1971

1
I 57
V.1

The following two volumes document community participation in planning and renewal activities undertaken by the Boston Redevelopment Authority during 1970 and 1971. The material, organized according to planning districts, consists of newspaper articles, memoranda and correspondence reflecting a wide range of citizen involvement in the planning and decision making process.

Allston-Brighton

Back Bay-Beacon Hill

Central (North End)

Charlestown

Dorchester

East Boston

Fenway-Kenmore

Hyde Park

Jamaica Plain-Parker Hill

Roslindale

South Boston

South End

Washington Park-Model Cities

West Roxbury

Residents to get first crack at Waverly housing

by Marie Karamjian

Apartment residents of the Waverly area are expected to get the first crack at the new housing project, which is being developed by the Waverly Housing Corporation. The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets. The project is being developed by the Waverly Housing Corporation, which is a subsidiary of the Waverly Housing Corporation. The project is being developed by the Waverly Housing Corporation, which is a subsidiary of the Waverly Housing Corporation.

This week, MCA President Joseph M. Smith and developer Maurice Simon of the New England Development Corp. announced that they had secured a five-acre site on Waverly street for the project. The project is being developed by the Waverly Housing Corporation, which is a subsidiary of the Waverly Housing Corporation. The project is being developed by the Waverly Housing Corporation, which is a subsidiary of the Waverly Housing Corporation.

Simon said that his firm is completed by late October, but that it will take some time to get the project started. Simon said that his firm is completed by late October, but that it will take some time to get the project started. Simon said that his firm is completed by late October, but that it will take some time to get the project started.

because walkways and parking into the complex at the end of the year.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

The project, which was approved by the City Council last month, is located on the corner of Waverly and Franklin streets.

TMI covers
host of topics

By Irene V. Gillis

Approximately 20 area citizens, respectively, to plan a community cleanup of the city's major waterways. The volunteers are expected to meet on Tuesday, June 17, at 10 a.m. at the city hall, and discuss on the subject of pollution, crime, and school parks, city parks, and the city's waterways. The leader Joseph M. Smith, assisted by George J. Brown, chairman, and John Murphy, manager of the city's public utility, City of Lowell.

Jack J. Maloney, 61 St. Brighton, chair-

man of the Committee for Better Transportation reported on the "Future of the Watertown Carline."

He said that on the recent referendum on the Watertown line, held at the time of the APAC election, 1,764 residents responded to the questionnaire. Of these, 1,112 preferred trolleys to buses and 652 favored buses.

Maloney says his Committee strongly favors keeping the car tracks and that the Watertown bus service is presently declining, with a 25 to 33 percent cut in service threatened.

CBT has presented a street

car service plan to the MPTA showing four points: 1) a single car every 7 1/2 minutes from Watertown to Park Street during rush hours; 2) a single car every 7 1/2 minutes from Oak Square to Park Street; 3) one car every 10 minutes from Watertown in mid day and during the evening; 4) bus service on Sundays and possibly also on Saturdays.

The MBTA, he claims, has tied up the plan by not responding.

Maloney also reveals that a BIA study of the area surrounding the Waterbury plant indicated that HCBs in the air were 100 percent more in the vicinity of the Waterbury plant than in the surrounding areas, because street cleaning trucks have been reducing the

Arguing for rail service, Maloney noted that the federal government has been allotting funds to it and that cities like San Francisco and Philadelphia are investigating new surface cars. In the latter part of this year, he said, an ultra-modern West German car is slated to come to Boston for an extended trial run.

.....
Lynch announced that 17 playground supervisors have been assigned to the Allston Brighton area for the coming season. Playgrounds that will have two supervisors are Murray, Ringer, Smith Rogers Park, Alexander Hamilton and Thomas Gardner. One supervisor will be in attendance at

Telex Meeting

(Continued on Page Two)

...from the ... of ...
 the Brighton neighborhood ...
 Basketball League. Another ...
 tennis ... will travel ...
 ground to other parks. There ...
 will also be a special recreation ...
 program for retarded children ...
 at Cleveland Circle.

Progress on the new Washington Allston School was up. Buck ...
 dated by Smith who reported ...
 that site plans for the new ...
 school are now completed and a home ...
 that the Kentucky Fried ...
 Chicken restaurant will be ...
 demolished. The new school is ...
 enclosed to front on Union Square ...
 and the finalized plans will not ...
 require relocation of any ...
 homes in the area.

The new "Community School" will have facilities especially designed for the use of residents and will also have a director of community facilities. Plans include a cafeteria and a clinic.

Smith announced that construction will start within a year and that the Andrew Jackson School, which is to be torn down, may close its doors this Fall. More details on site preparation are due in September, he said, and completion of the school is expected within three years.

A 1974 opening would mean completion of the school just nine years after community residents launched their campaign for a replacement for the Washington Allston School, now almost a century old. Mrs. Edythe York is presently chairman of the Committee for the New Washington Allston School, and has served on the Committee since 1965.

On the subject of housing, Smith urged that the community get concerned with a rehabilitation program planned for Allston and Brighton. Federal money is slated for a private developer to remodel from 300 to 500 housing units.

Community input will be needed because people may be relocated and review of code enforcement will come up, Smith said.

He also touched upon another relatively new community housing issue, that of block busting.

"In this community, block busting is not a question of race, it is a question of breaking up family neighborhoods,"

Smith said. "Single and two and three family homes are being sold to Commonwealth real estate speculators at high Cleveland Circle, Oak prices. Absentee landlords are and Roberts. In addition leasing or renting them to

draw the price ...
 Black housing rates many ...
 What happens to parking when ...
 a home once occupied by three ...
 people is occupied by 12, with ...
 six or more automobiles?

"How do you convince people not to sell?"
 "What about code enforces?"
 Do you also need some new legislation?" Smith asked.

As another part of the program, Richard McKenna, director of the Mayor's Office of Justice Administration, and former manager of the Little City Hall in Mattapan, explained the functions of his office at City Hall.

The OJA is federally funded under the Safe Streets Act and deals with the police, the courts and department of correction.

OJA is not a law enforcement agency, McKenna said, but has 44 programs including a detoxification program, that help the police.

Prior to OJA, 20,000 arrests were made in Boston each year for drunkenness. Offenders were brought to the police station, and from the courts, sent to the Deer Island House of Correction.

Soon the OJA will open a program in the South End which will take the alcoholic to court and to local hospitals to help with rehabilitation.

Brassil, chairman of several local committees on alcoholism, inquired about possible funding for a similar program here. He estimates that out of a population of approximately 60,000, 16,000 are directly or indirectly affected by alcoholism. For every alcoholic, experts say, there are six people around him who are also affected.

"This is an important community issue," Brassil said, "and we have a long way to go with it. We need a planning council, a detoxification service and an outpatient facility."

"It is important to approach this problem while the alcoholism is still in the family, before he ends on said row, after destroying his family and his finances," according to Brassil.

The OJA representatives what muscle a committee would have. Smith admitted a 27 page summary of a 174-page report they have prepared on crime in Boston. Copies will be available at Little City Hall by mid-June. The discussion was "serious."

The report details the seriousness of crime in this City and names the areas where it is concentrated. Although the police are aware of the extent of crime, the community is not given adequate or objective information as to what is going on, says OJA.

Boston's crime rate shows an increase of 200 percent in the past four years. While the extent of crime does not exceed the national average, Boston's rate of increase does. Generally speaking, Brighton and Allston has less crime than most other sections of Boston, except for burglaries.

In this crime, it ranks fourth in the City for burglaries in homes, and fifth for burglaries in non-residential (business) buildings.

One way that Allston and Brighton might work to combat crime is to form a criminal justice group. This would help the community communicate with the police and could also help to eliminate rumors.

Presently the community is not receiving any funds from the federal Safe Streets Crime Control Act, a two to four million dollar program. A community justice group would be eligible for such funding, once a proposal was written and approved, it was advised.

BRIGHTON
 ITEM
 MASS.

1971 New
 England
 Newsclip

n Meeting
 edy.com Par. Q&A

Last but not least on the evening's agenda was a discussion of elderly housing.

"Market Street is not wiped off the books (as a site)," Lynch, LCH manager stated, but he strongly urged the formation of an ad hoc committee for elderly housing.

Lynch wants to set up a site finding committee that will work intensively for a period of four to six weeks and make recommendations to the Boston Housing Authority and the Boston Redevelopment Authority as to the best locations in the community for low cost housing for the 20,000 elder citizens here."

The committee would be open to all interested in serving - just come and sign up at Little City Hall, he urged.

"I don't think it's a question of do we need it or want it," Lynch said. "We have the largest elderly population in the City. It is a question of where...there are over a dozen sites such a committee could survey and choose."

"The BHA has 200 units already committed to the Allston Brighton area," Lynch said.

Smith reiterated the problem, citing "evictions and cruelty to the elderly that is heart breaking."

"It is becoming impossible for the elderly living on Social Security to get decent housing," Smith said. "The community must show concern."

Site opposition is the problem, according to Smith. Sometimes the BHA doesn't want to pay the price, sometimes false issues are raised. Proximity to stores and transportation are false issues, according to Smith. "Stores can be built into a development and the MBTA will run a bus any place that has passengers to fill it," he claims.

Mrs. Rita Peppard, chairman of the APAC Senior Citizens Committee and one of the few present who represented elder citizens, wanted to know

By Jerry Strum

[illegible]

Smith and a delegation of Allston-Brighton residents were meeting today with Mayor White and his aides to discuss a broad range of issues affecting the local community, including the business topic

Smith asked for the meeting primarily to discuss zoning decisions and variances that have

been plaguing the local community for many years.

A separate meeting with the BREA also was being held this week to consider the possibility of a planner being assigned to the community.

At the last meeting of Allston Civic the members unanimously voted to request Kenney to assign a BRA planner to

bounded by Gordon street, Commonwealth avenue, Brighton avenue, Linden street, Cambridge street, Franklin street, Brantree street, Everett street and North Beacon street, EXCLUDING the residential areas within those boundaries.

Smith points out there has been a noticeable trend of community merchants moving out during the same period that large numbers of transient residents have been moving into Allston.

He notes that two of the largest businesses are now liquor package stores and that another liquor license for a res-

Part One

Business

Continued on Page Six

(Contemporary) Pure Over

continued on p. 100

Smith also says there is a scarcity of repair parts and food stores, but power stations and a high concentration of fast food outlets are easy. Local existing liquor licenses have changed hands and have expanded into "gaily 'hip' drinking establishments."

"The Allison Public Library is located above local stores and is inaccessible to elderly and other residents," Smith also denies the fact there is no professional hearing and that many professional people have moved out of the district for this reason.

He also is critical of the location of the Allston Fire Station which has been "jammed into an extremely poor location and in itself is a depressing, obsolete facility."

Smith also said that two major department stores have moved out in recent years along with a historical restaurant which was troubled by

traffic and internet problems

He also noted the historical Alston Railroad Station has received a liquor license which he does not believe will enhance the landmark.

"Storefronts with few exceptions are cheap, gaudy and compete rather than complement one another," said Smith in his report.

"Congestion is severe because of poor zoning, allowing warehouses and garages to exist behind stores. Street and walks are dreary and bleak with no trees, shrubs, flowers or rest areas. Rear areas behind stores are generally ill maintained and dirty," continued Smith.

He was also critical of traffic and parking, rated mass transit generally good to fair and added the business and residential communities have not had a good, long-standing relationship, in his opinion.

Smith concluded part one of his survey, "A unique problem exists in trying to determine what community the local business district should serve. The community is divided between a large concentration of students and the permanent Allison community. Any plan to revitalize the local business district must include both

"Other facts that must be faced is that the local business district is too large and spread out for the community it should serve. The Allston north neighborhood is cut off by the Mass. Turnpike extension. There exists very little to attract families to the business district."

Smith added, "If a dramatic program, innovative planning, federal funding and an on-going serious effort is put into the Allston business district it will not only become a show itself but will continue to add to the deterioration of the identified community."

Next week a suggested outline for consideration by the ACA will be presented along with a follow-up on the meeting with the Mayor and Federal Government.

(Copyright 1971 by Page One)

Tarrant was recently quoted as saying Smith also said there is a scarcity of supermarkets and food stores, four gasoline stations and a high concentration of fast food establishments. Local existing liquor licenses have expired and have been expanded into "family" type drinking establishments.

"The Allston Public Library is located above local stores and is inaccessible to elderly and other residents," Smith also cited the fact there is no professional building and that many professional people have moved out of the district for this reason.

He also is critical of the location of the Allston Fire Station which has been "jammed into an extremely poor location and in itself is a depressing, obsolete facility."

Smith also said that two major department stores have moved out in recent years along with a historical restaurant which was troubled by

traffic and parking problems.

He also noted the historical Allston Railroad Station has received a liquor license which he does not believe will enhance the landmark.

"Storefronts with few exceptions are cheap, gaudy and compete rather than complement one another," said Smith in his report.

"Congestion is severe because of poor zoning, allowing warehouses and passages to exist behind stores. Street and walks are dreary and bleak with no trees, shrubs, flowers or rest areas. Rear areas behind stores are generally ill-maintained and dirty," continued Smith.

He was also critical of traffic and parking, rated mass transit generally good to fair and added the business and residential communities have not had a good, long-standing relationship, in his opinion.

Smith concluded part one of his survey, "A unique problem exists in trying to determine what community the local business district should serve. The community is divided between a large concentration of students and the permanent Allston community. Any plan to revitalize the local business district must include both."

"Other facts that must be faced is that the local business district is too large and spread out for the community it should serve. The Allston north neighborhood is cut off by the Mass Turnpike extension. There exists very little to attract families to the business district."

Smith added, "If a dramatic program, innovative planning, federal funding and an intense serious effort is not put into the Allston business district it will not only become a chain it will but will continue to add to the deterioration of the residential community."

Next week a suggested outline for consideration by the ACA will be presented along with a follow-up on the meeting with the Mayor and Redevelopment Authority.

CITIZEN ITEM
ALLSTON PLAYGROUNDS
BOSTON, MASS
WEEKLY CIRC. 7,000

FEB 18 1971

New
England
Newscast

ACA seeks BRA aid

The Allston Civic Association has voted unanimously to ask the Boston Redevelopment Authority for assistance in planning to the community to maximize the potential for future business and development sites.

The resolution was introduced by Chairman Joseph M. Smith, who has prepared an analysis of the Harvard Avenue district.

The ACA also agreed to hold a special meeting to consider future planning for Smith and Roberts Playgrounds. It will be held early next month.

Parks and Recreation is planning to build four tennis courts at a cost of nearly \$100,000 at Smith Playground. The members indicated they would prefer possibly two courts and a tot playground, especially since Harvard has 100 all-weather courts just a short distance away.

JAN 21 1971

New
England
Newspaper

Waverly

(Continued from Page One)
...on for Waverly appears to be headed for negotiation, if not actual confrontation.
Simon, as owner and developer, is responsible for selection of applicants to reside in the complex. He said this week that "we haven't even thought about" who would live in the complex.

However, the Allston Civic Association has indicated its opposition to the tenant selection process. Association President Joseph M. Smith told the Citizen he has written to Simon, but has received no response. In a request for some information and participation.

Simon was not familiar with the ACA letter, but said he would be "glad to cooperate" with any such requests.

Smith was emphatic about his opinion that the local community should have some say about the use of housing in their neighborhood, and will pursue the matter with Simon.

Smith cited the critical shortage of housing in Allston and Brighton: "the priority would naturally be in Allston—we're probably in the most dire need as anywhere in the city."

"We should put in people who qualify with the greatest need," continued Smith, who recognized that determining "greatest need" was "a very difficult thing."

Joseph Berlandi, officer-in-charge of the Fenway Site Office of the BRA, pointed out that his agency has no part in the tenant selection role, but stressed that the commitment for moderate income families is still definitely in effect.

The ACA was in the forefront of the development of the complex, having proposed the housing plan for the five-acre site in 1964. The Association's feeling at that time was that the land should be used for needed housing, not more factories or businesses. The land was formerly the home of a vacant factory and small construction company.

The history of Waverly has been marked by battles with both the public and governmental agencies. Following a dispute with another residents' group, the project was approved by the BRA in 1965. However, sanction from the FHA was not forthcoming until 1968.

The date marked the first time in which the city's urban renewal powers turned over its power of eminent domain to a private developer.

Delays several times blocked the project and the

ACA at one point hounded federal officials to get Waverly going.

Originally, allocation for the complex was \$1.6 million and rents were estimated in the \$120 to \$150 range.

Waverly project seen built in '71

PAGE ONE

By Diane Hinchcliffe

Despite the fact that winter blocked the scheduled groundbreaking for the Waverly apartments in North Brighton, developer Maurice Simon contends that the complex will be completed by year's end.

Simon is president of the New England Development Corporation, 131 State St., Boston, and is the owner of the land upon which the \$2.7 million complex is to be built.

The long-awaited development is intended for "moderate-income" families, and rents have been set at the \$160-180 monthly range. The two and three-story low-rise garden apartments will include 160 two and three-bedroom units.

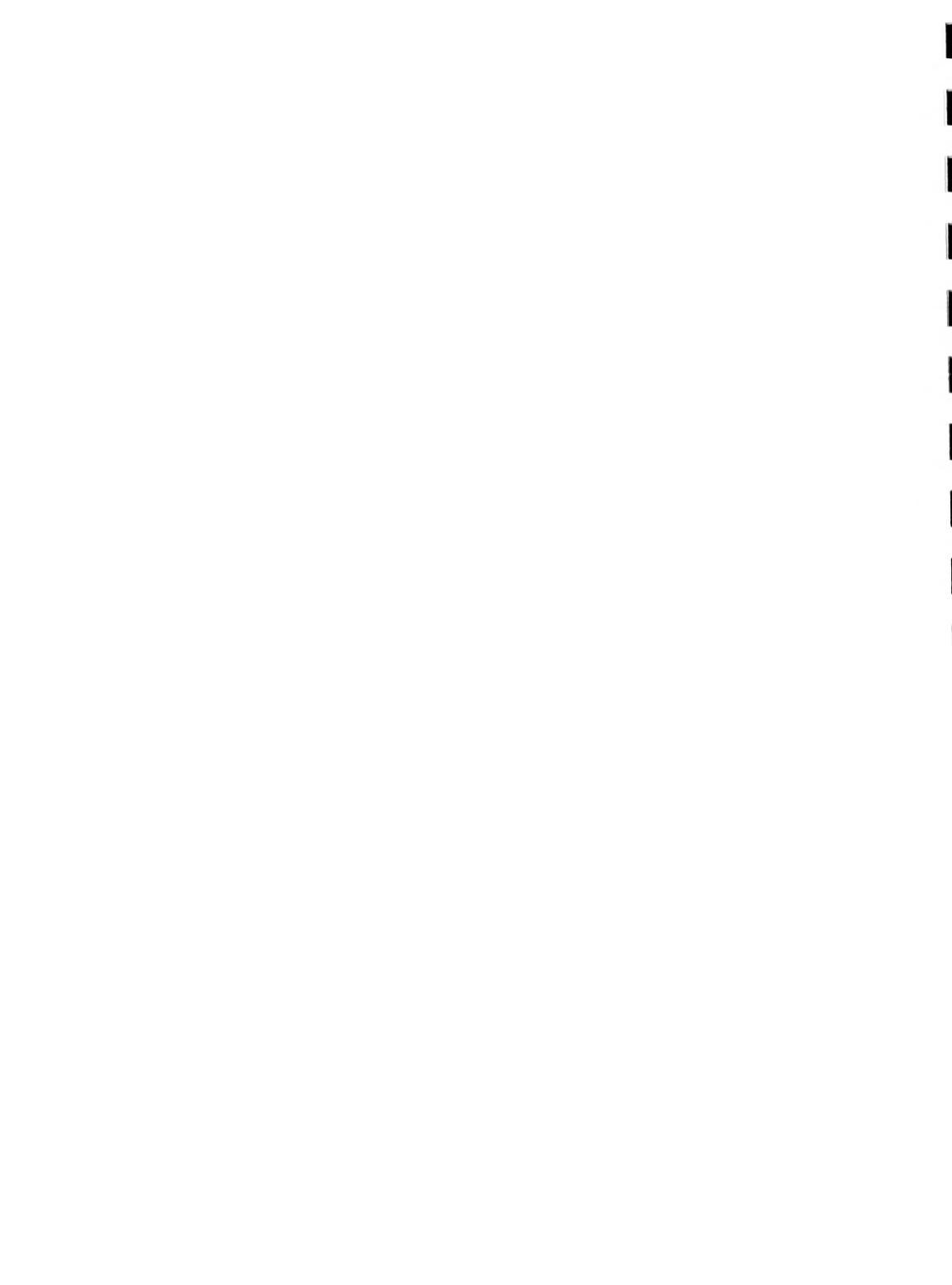
Although the development is

being built privately with financing and from the Federal Housing Administration. The project is a joint venture between Simon and the Federal Housing Administration. The project is a joint venture between Simon and the Federal Housing Administration. The project is a joint venture between Simon and the Federal Housing Administration.

Simon confirmed this week that the groundbreaking originally set for late October or early November of last year had to be postponed because of the cold weather. He said that

once the weather improves construction will begin. Original target of completion was set for 1971, and Simon said the complex would still be ready by the end of this year despite the delay.

The business of tenants
Waverly
(Continued on Page 1)



Mayor, community leaders confer on key local issues

Mayor Kevin White told representatives of the Brighton Allston Development Corp. last week that he will support creation of a "trial park" in the area and will allow the community to develop how they will use current funds, with no money between the square playground and the north playground.

In a two-hour meeting in his office, Mayor White and 19 community residents and three state representatives talked with the Brighton Allston Development Corp. to see if it could develop a trial park in the area. The trial park would be a feasibility study of Brighton Allston sites that could be industrially developed (see separate story).

Mayor White said he has approved the establishment of a Development Corporation for Boston to implement such studies. The corporation concept was conceived by the Mayor, approved by the City Council and is awaiting final approval in the Legislature.

Community leaders also told the Mayor they are asking the city to increase the \$56,000 already allocated for play equipment at Oak Square Playground this year. The Oak Square Civic Association has proposed its own plan for developing the playground which will cost more than the Park Department has allocated — because a picnic area and alteration of the baseball field would be added.

The Mayor noted that the Parks Department had allocated \$72,000 to add four tennis courts this year at Smith Playground, and said he would be willing to divert a part of the Smith allocation to the Oak Square project if the community approved. Funds diverted from Smith Playground would be returned in the 1972 budget.

White asked Parks Commr. Joseph E. Curtis to meet within two weeks with Joseph Smith, president of the Local Advisory Committee, with John McDermott, co-chairman of the Oak Square Civic Association and with other association members to resolve the issue and report back to the Mayor.

"These playgrounds belong to the community and you have the right to decide how you want the money spent," Mayor White said. "I wish we could arbitrarily increase the funds set aside for both playgrounds but it

is impossible. The funds are not there to do that this year. But at least we comprehend what money we have the way you want us to do it."

The two-hour meeting with the Mayor was arranged by John Lynch, chairman of the Brighton Allston Development Corp. Attendees were representatives of the City of Boston, the Oak Square Civic Assn., the Brighton Allston Development Corp., the Allston-Brighton Community Improvement Program (APAC), the Allston-Brighton Community Tenants Union, the Oak Square Assn., several citymen and three state representatives. Norman Wende, John Mella and Michael Daly.

In other action at the meeting, the Mayor:

- *pledged that he would investigate with the Department of Health and Hospitals the possibility of allocating \$150,000 for a community health clinic in the North Harvard Street Development.

- *The group stressed that this clinic is a high-priority item for the community and the Mayor agreed to report back to the group as to when or if such funds could be secured.

- *guaranteed that Chestnut Hill Driveway, now pitted

Meeting (Continued on Page Three)

Meeting

(Continued from Page One)

- *by huge pot holes behind the Chestnut Hill Reservoir, will be "skimcoated" with a new, durable surface covering. Previous patchwork efforts merely filled in the potholes, but skimcoating is the city's new method for resurfacing the entire roadway. Funds for this project are now in the Parks Department budget and are awaiting City Council approval.

- *agreed to have the scheduling of all events in the Brighton Municipal Building controlled by John Lynch at the Little City Hall, thus eliminating red tape and delays involved in obtaining approval in town.

- *agreed to meet with Traffic Comm. William T. Noonan to seek improved enforcement of the parking sticker program so that Brookline residents and students who park illegally can be towed. Noonan has lacked sufficient parking tickets from the Brighton Municipal Court to issue to meter maids, and illegally parked cars must first be ticketed before they can be towed.

- *reassigned an inspector from the Fire Department to be on permanent duty in the Little City Hall. At this group's request, he agreed to explore the possibility of also assigning in the ICH inspectors from both the building and housing departments.

- *agreed that public notification of hearings for zoning variances should be given at least 30 days prior to the hearing. The Mayor assured Joseph Smith of the Allston Civic Assn. that he would ask Chairman John Priestly of the Board of Appeals to adopt this procedure.

- *informed the group that the Brighton Allston application to be included in the Community Improvement Program for upgrading residences (Code Enforcement) will be submitted to the Department of Housing and Urban Development by May 1.

The Mayor had requested City Council approval for Allston Brighton in April, 1970 but the Council did not act until last November 30. The eligible area to be covered by the program will include 194 acres in Brighton Allston, 2,357 eligible dwelling units, and \$231,600 for home improvement loans at low interest rates. Also, \$604,200 will be spent to improve streets, sidewalks and street lighting in the area.

North Harvard complex: they're already moved in

Although the official opening won't be held for two more weeks, 60 units of the North Harvard housing complex are now occupied.

Joseph Smith, president of Charlesview Inc., the community committee that oversees the construction of the low and moderate income apartments, said this week's residents will be an official opening, probably in about two weeks.

Construction on the eight buildings in the complex, which has been surrounded by controversy since announcement of initial plans in 1963, is still not completed.

However, tenants began moving into one building about two weeks ago, and among them were several families who originally lived at the site and fought the plans for the complex.

Smith said that "very few" of those families, who are supposed to have first crack at the housing, have shown an interest in moving back to the North Harvard location. He estimates that six families who once lived on the site will be moving into

the 212 unit complex.
Leased housing

The four million-dollar plus project, built by Varga Construction and designed by Ford Team, will let 20 to 50 per cent of the units to the Boston Housing Authority for its leased housing program.

Smith said these people have not yet been selected, while discussions on the exact number of leased housing units continue.

There are as yet no figures on the breakdown of ages of the residents who have moved in. During early planning stages, the committee figured on upwards of 200 school-age children moving into the district because of the complex, and the recognition prompted community pressure to return the David L. Barrett School to the community for use by the incoming students.

Barrett had been used for a work-study program for 175 children, educationally retarded, who came from all parts of

No. Hyd.

(Continued on Page Two)

ALLENSTON PRITCHARD
CITIZEN MEM
BOSTON, MASS.
W. 8,900

SEP 8 1971

New
England
Newscl

No. Hyd.

(Continued from Page One)

the city. The School Committee in May agreed to the return of Barrett for the expected pupils, and directed the work-study program be transferred to the Lucy Godwin School.

The North Harvard project, when announced eleven years ago, was envisioned as a luxury housing complex, but pressure from the neighborhood forced abandonment of those plans and the establishment of the Committee for North Harvard Challenge fails.

In the next years, the project was surrounded by controversy and angry resistance from the tenants who lived there at the time. The last piece of opposition came in 1967 when the law to create the Housing Authority was passed. The Housing Authority's development of North Harvard residents' court challenge to the city's plans failed.

The eight building complex will contain 72 one bedroom units, 42 two bedroom, 16 three bedroom, and 30 four bedroom. The project will also house a four-story health center.

North Harvard
street occupancy
by Labor Day

On a recent telephone call, 1999, after a storm, they are priced they will be sent to all those who have been damaged by the storm. The procedure of interviewing all the tenants will take place.

The house, which has been designed by Pad Team architects of Boston, will have low and moderate income houses. There will be one to four bedroom units in the series of four-story

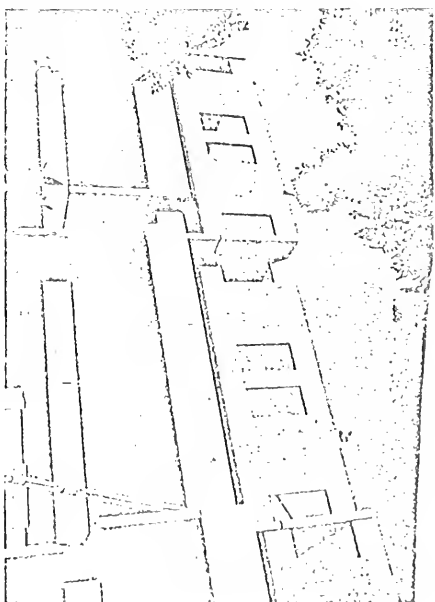
director for Aspin Corporation. Joseph M. Smith, chair-
man of the Charlesview, Thirty per cent of the
Inc., told The Citizen the

THE \$11,000, 20-year number of applications has
 been dropping, and now reached the 50 mark.
 Each year, the contract and the terms have been
 set by the state, and the design and the design
 have been modified in November. Smith said as soon as

(Continued on Page Two)

(Continued on Page Two)

LONG AWAITED REVIEW: North Haverhill street housing development is drawn from the planning jugs in this architect's rendering by the Peid Team to the actual construction of the four-story duplexes in Phase 1.



MAR 18 1971

New
England
Newslip

Charlesview

(Continued from Page One)
units will be leased to the Boston Housing Authority for occupancy by low-income families under the leased-housing program.

There will be 72 one-bedroom apartments, 40 two-bedroom units, 60 of the three-bedroom variety and 40 of the four-bedroom type.

The Committee for North Harvard or Charlesview, Inc., is a broad-based community-oriented organization which represents all major faiths and neighborhood organizations.

The project was first announced in 1969 by the BHA and changed several times in the following decade. Even now plans for the health center are still in flux.

Last week Mayor Kevin H. White notified Smith that he was instructing the Public Facilities Department to inspect the building and make recommendations for necessary renovations.

At present the building has been completed as a shell only and may need \$100,000 to \$150,000 to install an elevator and other necessary furnishings and plumbing for intricate equipment like x-ray equipment.

"Vappi has done a great job," said Smith.

"Bill Furlong, the Federal Housing Authority processor for Boston, says he has never worked on a job with so few change-orders which will help in the end to keep the final costs down.

"The buildings are completed, now only the finishing process is left. The printing (of forms) will be done shortly and we hope to be interviewing by the first of May.

"The first tenants will be moving into one building, we hope by July or August."

Joseph Berlandi, the BHA project officer, was a little less optimistic, but agreed the development will be completed in the two-year

period originally planned, despite several lengthy work stoppages because of labor problems.

"We're entirely pleased with the quality of construction and the rapidity with which Vappi is completing the work under the circumstances of several strikes," said Berlandi.

"Despite the strike delays, it will be completed within the two years period. We have received nothing by accolades about the construction from many experts.

"We expect to have one building completed and the opening date in August or September latest. The rest of the buildings will be ready about a month later so you can say there definitely will be Fall occupancy."

Joseph Guerino, the project architect, also expressed optimism over the construction and is pleased that the health center issue is finally being resolved.

Another sign the project is nearing completion is the BHA's invitation for bids this week for concrete pavements, sidewalks, edge stone, street lighting and traffic signals. Bids will be opened at City Hall next Monday.

Larry M. Strum

CITIZEN NEWS
 ALLSTON-BRIGHTON
 EDITION, 1968
 WEEKLY CIRC. 7,600

APR 2 1970

New
 England
 Newspaper

Allston-Brighton Advisory Council

(Continued from Page 1)

that since AFAC and some other local groups have similar committees, that the Advisory Committee sub-committees might be a joint effort in some cases.

The managing executive council would include representatives from each sub-committee, and possibly at-large members from the community.

The Advisory Committee would have no veto power over White or the Boston City Council, nor would it be able to appropriate or execute spending of moneys.

It will strictly advise on the location of monies and proper priorities within Allston and Brighton.

Lynch said it is "not going to compete with, or duplicate existing groups." It will have a planner from the Boston Housing Development Authority to deal in land matters.

Lynch outlined some guidelines that the Committee could begin action on almost immediately.

They included whether or not to establish a civic center in a municipal building; whether to build a park or housing on land available from the Public Facilities Department; establishment of parking guidelines; transportation priorities; and imaginative ideas for local youth summer help.

He also said that between \$3,000 and \$9,000 would be available outright for drug action problems, with more available through a subsidy program.

Lynch was present strictly to begin operation of the Committee. Sullivan and Mrs. Wyner will head the group until permanent chairmen, or a chairman is elected.

Temporary co-chairmen were elected at Tuesday night's formation meeting of the soon-to-be functioning Brighton Allston-Brighton Advisory Council.

From now until June, van and Mrs. Wyner will be the sub-committees, the Advisory Committee still actually in stages, with finalization when a permanent man and sub-committee functioning.

Allston-Brighton Advisory Council begins to form

Joseph Sullivan, also vice-chairman of the Allston-Brighton Area Planning Action Council, and Mrs. Gertrude Wyner, managing attorney of the Brighton branch of Boston Legal Assistance, will share the head post for two months.

The sub-committees to change, are: 1) Health and Welfare; 2) Education; 3) Police-Community Relations; 4) Recreation and Arts; 5) Spanish Speaking Aid; 6) Youth; 7) Elderly; 8) Transportation; 9) Housing; 10) Civic Action Committee.

The two were elected unanimously by the nearly 400 persons present at the Brighton YMCA gathering. Mrs. Anita Bromberg and David Barter declared candidacy.

They will set to form and begin functioning of the Committee's proposed 11 sub-committee's on the area's problems. The Advisory Committee is the idea of Boston Mayor Kevin White as part of a decentralization program in city government.

John Lynch, "mayor" of the Allston-Brighton Little City Hall, explained White's proposition, explaining that the job of self-governing would begin with the formation of this committee.

There will be other meetings before the actual committee, comprised of sub-committees.

Council

(Continued on Page 2)

SEP 17 1970

New
England
Newspaper

Long awaited housing job ready to go

Ground breaking for the long-awaited Waverly Apartments in North Brighton -- a \$2.7 million complex -- is slated for late October or early November.

The news was confirmed by Maurice Simon, president of the New England Development Corporation, 131 State St., Boston, the firm that will build the project.

It is due for completion by late 1971.

The two and three story, low-rise garden apartments will include 100 apartments divided between two and three bedroom units.

It is intended for "moderate income" families and rents are expected to range from \$160 to \$180 a month.

The development is being built privately with financing

by the Federal Housing Administration, according to Joseph Berlan, the officer-in-charge of the Fenway Site Office of the Boston Redevelopment Authority.

Unlike the rapidly progressing North Harvard Street-Riverside development, there will be no rent subsidies and there are no plans yet to give priority to local residents.

However, Joseph M. Smith, Chairman of the Allston Civic Association (ACA), said his organization is asking for a role in tenant selection.

"We want to get the community involved and help the people who need the housing the most get it," said Smith. "This is something Allston has been fighting for years."

ACA originally proposed the Waverly street plan in 1964 to

bring in for this area a new type of housing. It was born out of a small vacant factory at 230 construction company.

After public hearings and a subsequent plan, the ACA was given the go-ahead to build the project.

For the first time in the city's urban renewal history Boston turned its power of eminent domain to the developer.

Delays plagued the project for various reasons and on many occasions the ACA lobbied federal officials to try and initiate construction.

At the outset \$1.6 million was allocated and rents were planned from \$120 to \$150.

HERALD TRAVELER
BOSTON, MASS.
(617) 216-5746

DEC 25 1970

New
England
Newspaper

Landmark to Be Community Center

Residents Buy Hecht House

EARL MARCHAND

A non-profit corporation imposed of Mattapan-Dorchester residents purchased a Boston YMHA-Hecht House yesterday for use as a community service center in their sit-changing neighborhood.

A \$508,135 grant from the Department of Housing and Urban Development paved the way for sale, which will turn the three-story landmark into

a million dollar a year operation to serve the area, officials said.

AT YESTERDAY'S final paper signing, ownership of the building was transferred from the Combined Jewish Philanthropies of Greater Boston to the Lena Park Housing Development Corporation.

Patrick F. Jones Jr., executive director of the Lena Park

Corporation, said that the community center would provide "a supermarket approach" in dispensing services by putting as many services as possible under one roof. He said the center was aimed at helping "the whole person."

Robert M. Coard, executive director of Action for Boston Community Development (ABCD), said the new center was "another step toward meeting the problems of the changing city."

Coard warned, however, that the federal government is not yet prepared to meet the challenges of cities in transition.

"THE FEDERAL government needs a changing cities program," he said. "It needs new concepts, new tools and new flexibility in this area."

Coard and others at a press conference in City Hall yesterday said that the Mattapan area was one of two areas in the city (the other the Fenway-Hill area) now undergoing the most rapid change.

In 1965, according to studies, the role of the press conference, the area was predominantly

white with a large Jewish population. Today the community has a population of slightly over 50 per cent minority groups, including a large black population and an increasing influx of Puerto Ricans.

The population has declined from some 50,000 to 45,000 with many vacant and deteriorating buildings resulting.

JONES SAID that some \$500,000 has already been programmed for a variety of services and that the total overhead for the project and maintenance of the building would be some \$50,000.

Program commitments already have been received from the Franklin Mental Health Center, Head Start classes, Neighborhood Service Program, Family Service Association and the Jet Hospital.

At the press conference, Coard and others said that the Mattapan area was one of two areas in the city (the other the Fenway-Hill area) now undergoing the most rapid change.

MEMORANDUM

TO: Robert T. Kenney, Director
FROM: Lawrence Koff
DATE: July 12, 1971

RECEIVED
JUL 14 1971
REGIONAL DEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR

SUBJECT: ALLSTON/BRIGHTON: STATUS OF ELDERLY HOUSING SITE SURVEY

REPORT:

The Elderly Housing Site Committee of Allston/Brighton has completed its preliminary report. Out of the 23 potential sites studied, only 2 were found to be desirable and immediately available.

RECOMMENDATION:

The Market Street Site was recommended as the first priority site. The development proposal adopted is that suggested by BRA staff; a ten story, 150 unit elderly housing tower (vs. original proposal of 15 stories, 220 units).


NEXT STEPS:

1. Report and recommendations to be presented to community in August for their approval.
2. List of desirable long term sites to be presented to community and BRA.

NEED FOR BRA DIRECTION AND SUPPORT:

BRA's assistance will be required to acquire through 121-A, eminent domain or urban renewal, most desirable long term elderly housing parcels.

fc
6-4


cc: Philip Zeigler
Director of Planning

Primary 1971

PRIMER AND
TRADESMAN
BOSTON, MASS.
APR 10 1971
New
England
Newspaper

1355

BACK BAY "PROMENADE" OFF AND RUNNING

On Monday, March 29, the City of Boston Public Works Department started construction of the Boylston Street "Promenade" from Dalton Street to Dartmouth Street, that is from the Hynes Auditorium to Copley Square.

The construction will provide a new street surface and new sidewalks with decorative brick striping, pedestrian lights and trees.

This street treatment will run from the Auditorium to the new Copley Square which will be finished this year. Then in 1972, if funds permit, the "Promenade" will be carried from Clarendon St. to Arlington Street which will be the beginning of the Park Plaza Urban Renewal Project.

Boylston Street with its wide sidewalks and many shops is one of the most interesting pedestrian pathways in the City. The "Promenade" treatment will provide additional amenities to make this area a more attractive and pleasant one both day and night.

The project is part of an overall plan for the Park Day which was the idea of the Boston Recreation Authority, the Park Day Association, other civic groups.

The project is part of an overall plan for the Park Day which was the idea of the Boston Recreation Authority, the Park Day Association, other civic groups.

MONITOR
BOSTON, MASS.
(4) 210,650

MAR 30 1971
New
England
Newspaper

'Promenade' job begins

Construction has begun on the Boylston Street "promenade" to extend from the Hynes Auditorium to Copley Square. The project, scheduled for completion this year,

will include a new street surface and sidewalks, pedestrian lights, and trees. Eventually the promenade will extend to Arlington Street.

The project is part of an overall pedestrian plan for the Park Day which was the idea of the Boston Recreation Authority, the Park Day Association, other civic groups.

APR 8 1971

Rece
England
Newspaper

2-7-1970

Copy

4/16/71

1355

Back Bay development story promising

Developmental trends in the Back Bay including projects in construction are extensively covered in a year-end report recently issued by the Back Bay Association (BBA) and the Back Bay Federation for Community Development.

The report states that the Boston Redevelopment Authority's largest project to date, the recently announced Park Plaza Urban Renewal Project, will provide the "long-awaited bridge between the Back Bay and downtown." The report also speculates that the project could "eventually generate \$100,000,000 in new development."

The proposed project, which will be located on a 35-acre site between Boylston and Stuart streets running from Arlington street to a point close to the South Cove, calls for an initial \$200,000,000 program including a 30-story luxury hotel with 1000 rooms, 1600 apartments, a retail Galleria of 450,000 square feet, an office building and parking.

Boston Urban Associates is the tentative developer of a project which the BBA report calls "unusually complex since no Federal funds are available." In 1971 the BBA will attempt to obtain definitive approvals from the Mayor, City Council and other agencies.

The report also states that some facilities of the nearly 57 Carver St. complex may be functioning before the end of the year. The completed project will consist of a 15-story motor inn atop a seven level garage with restaurant and cinemas at the base.

The John Hancock Tower, which is now up to 25 stories,

is scheduled for partial completion and occupancy (34 floors) in the Fall of 1972 and for full occupancy in the Fall of 1973, according to the report.

The facility is expected to house 8,000 employees. Hancock's parking structure, actually a multi-use building, is being constructed over the Turnpike with completion anticipated in early or mid-1972.

The report states that "an interesting feature of this building will be Mama Leone's, the largest restaurant in Boston proper."

The third element in the Hancock complex is the pavilion and Plaza "to be created as a very sizable and unique public amenity." Definite plans have not been announced and the report states that studies on the possibilities for the Pavilion are still underway.

The Back Bay Association further reports that in August, the 100,000 square foot Saks store will open. Another element of the Prudential complex, a 25-story office building, is now partially occupied.

Two major tenants in this building are Charles T. Main, Inc. and New England Telephone. According to the report, the building will house about 3,600 employees. "another significant increase in Back Bay employment."

Substantial progress has been made in the Church Center, a portion of the Christian Science-Fenway Project expected to be completed about the middle of this year.

The report points to June as the completion date for the Sunday School Building. It also states that the Colonnade Hotel should be completed by the end of this year. The reflecting pool and plaza will be finished along with the 26-story Administration Building by the end of 1972.

Also the first housing development is now under construction along the Church Center perimeter. This project, known as Church Park will be the largest apartment house in Boston. It is planned as a mixed use building with 526 units of housing, plus parking and retailing.

The apartment building has been developed by the United Company, designed by Architects Collaborative, and will be managed by Niles Company. Should be open for occupancy by the Spring of 1972.

In this low and middle income development, 25 per cent of the units will go to low income families and the balance will go to middle income families at rents ranging from \$110 to \$360 per month.

On the Huntington Avenue side of the Church Center is another site which will be developed for 320 units of middle income housing plus parking and retailing. BRA has tentatively designated Max Wasserman as the developer.

Negotiations are now underway for the two Symphony Towers high rise apartment buildings to be located at the Massachusetts Avenue - Huntington Avenue intersection.

Nearby is the \$10,000,000 Colonnade Hotel with 206 rooms plus dining and recreational facilities. The new hotel is expected to be ready for occupancy by the Fall of 1971.

APR 23 1974 New
England
Newspaper

Office building restudy defeated

House Bill 2020 calling for a re-study of the Beacon Hill site proposed for a 23-story state office building and a 450-car garage was killed 203-29 last week, but opponents of the project will continue in their efforts, according to the bill's sponsor, Representative Maurice J. Frye of East Bay.

John P. Doherty, vice president of the Back Bay Civic Association, to group which opposes the design, height, and

pro-throwing of the building on the Bowdoin street lot, plan.

Bok's petition, now a defeated bill, had called for a halt to construction until the state Government Center Commission, which is carrying out the project, could prepare a re-study.

Because of the recent House vote, construction will begin on the foundation of the project and on the garage, but not on

the tower itself, since funds for the office building have not yet been allocated by the Legislature.

"I am not going to let this matter stay this way," said Rep. Frye. "I will continue to work with my opponents to get the state to build a different kind of building than the one planned."

A considerable amount of opposition to the project centers around the proposed height of the tower. Opponents of the project claim that the tower, which will be located at the top of Bowdoin street, will overshadow the dome of the State House, and mar the architectural consistency of Beacon Hill.

This past weekend the board of directors of the Boston Society of Architects voted unanimously to support the move for a re-study of the site.

The Society has stated that a re-study is necessary for the state to delineate properly the nature of its future needs and space allocations, as well as to evaluate the effect of a new office building upon the Beacon Hill Historic District and the State House.

The Society has also claimed that planning for the structure by the Government Center Commission has been executed without the collaboration of the Boston Redevelopment Authority.

The group has also urged that the BRA be given design review powers over the new state complex.

Other supporters of a re-study include Mayor White, the Boston Finance Commission, and some BRA members.

Rep. Frye said Wednesday that although garage construction had begun, the building must be re-studied and modified.

REPORT OF THE
BACK BAY TASK FORCE

TO

JOHN D. WARNER
BOSTON REDEVELOPMENT AUTHORITY

April, 1970

TABLE OF CONTENTS

	<u>Page</u>
FINDINGS OF THE BACK BAY TASK FORCE	1
I. Physical Development Policy	1
Recommendations	2
II. Back Bay Development Studies	3
III. Open Public Areas	5
IV. Related Development Studies	5
V. Traffic	6
VI. Neighborhood Elementary School	7
VII. Other Positive Programs	7
VIII. Permanent Commission of the Back Bay	7
IX. Dissenting Report	9
APPENDIX	18
I. The Task Force	18
II. The Relevant Area	19
III. The Relevant Background	20

April 14, 1970

Mr. John D. Warner, Director
Boston Redevelopment Authority
City Hall, Ninth Floor
Boston, Massachusetts 02201

Dear Mr. Warner:

As chairman of the Back Bay Task Force, I am pleased to submit herewith the final report of this temporary committee which you created in December of 1969. You will note that the eleven members of the Task Force divided into two groups in their opinion on the most important issue to be resolved.

Six members voted to advise you that no high rise buildings should be permitted within Residential Back Bay. The remaining five members favor a limited number of architecturally controlled high rise buildings as explained in their dissenting report.

Happily, there were several important issues upon which the response of the Task Force members was unanimous.

As chairman, I am indebted to the members of this group for the generous contribution of their time and talents toward the production of this report.

Sincerely yours, .

Erwin D. Canham, Chairman
BACK BAY TASK FORCE

APPENDIX

I. THE TASK FORCE

In November of 1969, John D. Warner, Director of the Boston Redevelopment Authority, speaking at a symposium on "Back Bay and the Urban Challenge" at the Museum of Fine Arts, announced his intention to appoint a task force to study the various plans which have been made for restoring the residential character of the Back Bay, and to recommend to him a policy which could accomplish this purpose.

The following month, the Director requested us to serve on this "Task Force."¹ The "Task Force" was particularly invited to "examine the legal, social, aesthetic and economic import of major new development in the Back Bay, determine the nature of this development, and whether or not this development is necessary for the residential growth of the Back Bay area."

We have examined the Back Bay Development Plan of 1967 and have received testimony from the Executive Director of the Back Bay Federation for Community Development, as well as reports from the consultants to that planning effort in the areas of real estate, economics and design. In addition, we have received presentation from professional members of the BRA staff and written reports prepared by them relating to urban design considerations, and to current real estate trends within residential Back Bay.² We have also considered the views of some individuals

¹ The members of the Task Force are: Erwin D. Canham (Chairman), President, Back Bay Federation for Community Development; William Doebele, Professor of Advanced Environmental Studies, Harvard University; Charles Hilgenhurst, Administrator of Planning, Urban Design and Advanced Projects, BRA; Lawrence Mezoff, President, Back Bay Association; Henry A. Hillon, Professor of Architecture, M.I.T.; William Nash, Professor of City and Regional Planning, Harvard University; Lawrence Perera, President, Back Bay Neighborhood Association; John Ryan, President, Ryan, Elliott and Company; Frederick A. Stahl, Chairman of Preservation Committee, Boston Society of Architects; Phillip Theobald, Chairman, Executive Committee, Real Estate Investment Trust of America; Walter Muir Whitehill, Director, Boston Athenaeum.

² The following people testified before the Task Force: Ralph Partan, Tony Pangaro, Robert Kroin, BRA Urban Design Staff; Daniel Ahern, Director, Back Bay Federation for Community Development; Thomas O'Brien, Director of Research, BRA; Edward Britt, Real Estate Developer; Peter Head, Rummelman and Company; William McGrath, Commissioner of Traffic, City of Boston; Jean-Paul Carlhian, Architect, Back Bay Architectural Commission; Lawrence Anderson, Dean, M.I.T. School of Architecture and Planning; Joseph Lund, Boston realtor; Wilhelm von Moltke, Professor of Urban Design, Harvard University; John White, Landower Associates; Joseph Bartlett, Jeffrey Grad, of Ely, Bartlett, Brown & Proctor, Legal Counsel, BRA.

having particular interest and competence in the fields of historic preservation, urban design, architecture, and the local real estate market. We feel that we have received a fair and balanced presentation of the various relevant factors and points of view that bear upon the recommendations we have been asked to make.

II. THE RELEVANT AREA

We have been concerned not only with the residential aspects of the Back Bay, but also with its social, economic, and physical ties to institutions, the Charles River Explanade's recreation facilities, and to the commercial concentrations primarily to the south on Newbury and Boylston Streets; and to the City as a whole.

The most commonly defined residential Back Bay district is bounded by Arlington Street, Storrow Drive, Charlesgate East, and the alley between Newbury Street and Commonwealth Avenue. (Other residential concentrations occur at the Prudential Center and in the St. Botolph Street area). It is composed principally of town houses constructed in the latter part of the nineteenth century of roughly uniform height, texture and mass. It was the result of a development plan conceived in the 1850's by architects and planners who admired and wished to establish in Boston a fine residential district in the style of Second Empire France, and supported by vigorous and cooperative action by the city and state governments. In order to realize these objectives, controls were established over building setback, mass and height. Broad street corridors with Commonwealth Avenue as a focal axis were laid out in an east-west direction, and were terminated by the Public Garden on the east. These broad avenues were intersected by cross streets at wide intervals so as to give prominence to the corridor-like effect and continuous facade of the rows of town houses on either side. Because of the unique architectural character of this district, it has been placed under a system of special architectural controls now administered by the Back Bay Architectural Commission (see Acts, 1966, chap. 625).

Present zoning for the residential Back Bay district is governed by the provisions of the Boston Zoning Code relating to H-5 districts. A F.A.R. (floor area ratio) of 5, when added to zoning bonuses available under the code, can, depending on the extent of land assembly, produce heights considerably in excess of any building now existing within the district. Interposed on the zoning control just mentioned, heights of buildings along Commonwealth Avenue are governed by a special ordinance of the City of Boston which controls building along park frontages (see Ordinances, 1961, Ch. 19). That ordinance was amended in 1965 (see Ordinances, 1965, Ch. 8), to permit high rise buildings on Commonwealth Avenue at the westerly corners of Arlington, Berkeley, Clarendon and Dartmouth Streets, but otherwise retains a height limitation of 70/90 feet for the rest of the Avenue.

Newbury Street, to a substantial extent, is composed of town houses constructed at or about the same time as those within the H-5 district. However, because of the partial conversion of many of these buildings to retail uses, the appearance of the street is quite different and is most distinctive and attractive, particularly in the easterly blocks. Boylston Street has been largely rebuilt in the blocks between Arlington and Dartmouth Streets, and the remainder has been much altered at store front level.

III. THE RELEVANT BACKGROUND

Since shortly after the end of World War I, the residential Back Bay district has undergone a steady and deleterious residential transformation until this trend was halted in 1965. Beginning at that time, many of the families who formerly occupied all the town houses on Commonwealth Avenue, Marlborough and Beacon Streets moved to the suburbs for a variety of social, economic and practical reasons. The buildings were transformed into apartment uses. There was a minor counter trend to the changes to lower income housing with the construction of luxury apartment buildings during the 1920's, but, even so, the residential health of the Back Bay weakened during the period between the wars. This trend continued until fairly recently. The seriousness of the residential outmigration was deepened by the depression which drove prices of land in Back Bay to extremely low levels and which effectively prevented successful and useful rehabilitation of town houses during the 1930's. After World War II, a substantial number of apartment conversions occurred. Unfortunately, many of these adaptations were of poor design and quality. Because of the lack of private capital for rehabilitation and restoration, the market for Back Bay properties was quickly dominated by charitable and educational institutions who found there inexpensive means for solving their immediate space needs. This trend towards institutional and educational use, which continued until the mid-1960's, changed the residential quality of the area.

During the same period of time there was a general loss of amenity. The trend toward group living accommodations resulted in overcrowding within the buildings which in turn aggravated the refuse and rodent problems and accentuated the parking shortage. During the same period, some of the open space amenities (the Esplanade and the Fenway) were encroached upon by highway construction, and in general were neglected by City agencies.

At the same time that these trends were taking place, individual developers made several proposals for major individual new high rise developments within the residential Back Bay area. These immediately met strong opposition from neighborhood groups and others who believed that the scale and quality of the Back Bay area must be linked together if the area as a whole were to be conserved. The Neighborhood Association of the Back Bay sponsored the formation of the Committee for

Commonwealth Avenue, which in turn prepared a report advising against high rise construction on Commonwealth Avenue (1963), and recommended a 70/90 foot height limit for that Avenue, Marlborough Street, and the south side of Beacon Street as well, suggesting that higher building should be limited to Arlington Street and the water side of Beacon Street. At the same time, moves were initiated to place these controversies into a larger perspective by undertaking a review of all of the problems of the area and a comprehensive program for their amelioration.

As a result of this review, the Back Bay civic groups in their effort to halt the deterioration of the Back Bay, recommended a number of important changes. Among their recommendations were:

A limitation on the unrestricted growth of schools in the area, and the facilitation of residential rehabilitation -- policies that were reflected in nine changes in the zoning ordinance obtained between 1965 and 1967.

The formation of a non-profit housing corporation to stimulate rehabilitation and increase the effectiveness of code enforcement -- an objective realized with the organization of Residential Back Bay, Inc. in this period.

The creation of a Back Bay Architectural Control Commission (achieved in 1966), with extensive powers to review exterior architectural changes in the neighborhood.

Revival and improvement of the open areas for which the Back Bay had originally been noted, including the successful adoption of public programs to create the Dartmouth Street Mall, the redesign of Copley Square, and the rehabilitation of Commonwealth Avenue.

At the same time, in 1965, the Back Bay Planning and Development Corporation was organized to supervise the development of a comprehensive plan, and the Back Bay Council, representing all major interests in the area, founded to review recommendations from the Corporation. Through a cooperative effort between the Back Bay Planning and Development Corporation and the Boston Redevelopment Authority, the problems were classified into various subjects (such as traffic and parking, real estate, engineering, etc.) and distinguished consultants employed to report upon them. Additional technical inputs were made by the B.R.A. staff, with the city planning firm of Adams, Howard and Opperman of Cambridge being in charge of overall coordination.

The Back Bay Development Plan prepared in this fashion was approved by the Back Bay Council in 1967, and soon thereafter the Back Bay Federation for Community Development, Inc., replacing the Back Bay Council, was organized to promote the programs and policies expressed in the Plan. During the last three years, the Federation has enjoyed

UL 23 1970

New
England
Newsclip

Residents urge city to create Hobart playground

By Larry Strom

Forty-four residents backed by a petition with 215 signatures have unanimously voted a playground at Hobart et and Ranelagh road, Milton.

The one-acre vacant lot is the former site of a small school that was demolished in 1952. The last four years area residents have been trying to the city to make improvements without success.

Wednesday night the Local Advisory Council held a hearing at Brighton YMCA called at request of the Public Facilities Department which currently holds the deed to the property.

Public Facilities Director Albert Kenney forwarded a letter stating that his agency is going to buy over the land to the Parks and Recreation Department but wants to make sure the residents agree.

It was the first time since the LAC was formed earlier in the year that a city department slow the level of the Mayor's office had asked its advice on a neighborhood decision.

Lawrence Koff, a member of the BRA's planning department, presented a design study to the residents on the possible uses of the site.

It related the Boston Housing Authority one time had an interest in utilizing the parcel for family or elderly dwellings.

The possible options were a six to eight story apartment building with 75 units, a dozen single houses or 22 small dwellings containing efficiency apartments.

Koff surveyed the available open land in the section and concluded the best possible use of the site would be for recreation.

The Park Department failed to send a representative to the meeting to express its intentions.

But Koff referred to one Parks proposal he knew of for Hobart street that called for a basketball and tennis court with lights, children's play area, trees, benches, a bubbler and appropriate landscaping.

The lot has been bulldozed on several occasions in the past but because the foundation was never properly filled in, it is badly split in many sections.

The cost of designing and building a playground would be about \$20,000 and fund

Ithens Swartz to consider the priorities between Hobart and Union and design proposals.

Mrs. Joan Babin of 18 Corinne Rd., chairlady of the recently revived Faneuil Improvement Association and author of the citizen's petition, will be working along with Mrs. Mary Hewitt, 29 Corinne Rd., Paul McGee, 64 Farson St., and George Hoxley, 3 Corinne Rd.

Mrs. Babin reported the same group of area residents met two weeks ago to consider the Hobart street lot and decided to bombard City Hall with telephone calls.

The City Council responded to their plea and last Monday unanimously passed a resolution by Councilor Joseph Timilty to have Mayor White direct Public Facilities to transfer the land to the Parks Department. Resolutions are not binding, however.

John Lynch, manager of the Allston-Brighton Neighborhood Service Center who presided, was asked to set another meeting after Labor Day. He promised to have the Parks Department on hand at that date.

Lynch also said he would instruct the summer work crews to clean the lot as soon as possible.

Rep. John Meehan told the group he had met with Boston School officials in '67 after teenage residents circulated a petition requesting a playground. The following year he asked the City Council to transfer the land from the School Department to Parks.

He said he was opposed to the site for low-income housing because it wasn't large enough to be properly utilized. Meehan asked for a budget from the Park Department for some supervision, shelter, bubbler and play equipment.

He also asked for support for a bill now pending in the House Ways and Means Committee to acquire land from the Massachusetts Turnpike Authority at Western Avenue and Soldiers Field road for low-income, high rise apartment houses to include 60 units.

Rep. Norman Weinberg agreed the site could best serve the neighborhood as a playground.

He said the area is in a sad state of neglect and has been since the school closed up nearly 20 years ago. He told the residents not to expect any more but that possibly

Urban Beautification Act

Residents expressed a sentiment to have all the hardtop ripped up and grass replace it, a shelter be installed and a separate toilet area.

It will take some months before the land can be transferred. Plans are already underway to file for a federal grant for the Union street playground next year. That means Hobart street's application couldn't be filed for another year with funding available, if approved, until 1972.

An interim committee of residents were nominated to meet with the LAC's Arts and Recreation Committee Chairman

funds could be obtained to it up so the children could use it.
Thomas Barry, a member of Representative from the 21 and 22, also attended and supported the decision of residents.

JUL 7 1970

New
England
Newspaper

The Herald Traveler's Readers Write

1355

BRA Plan for Rebuilding Boylston St. Should Be Exposed to Light of Day

To the Herald Traveler Editor:

In his letter to the Herald Traveler (June 29), Architect Joseph Eldredge comments on the Back Bay Inhabitation controversy and he denounces the Back Bay Assn. as the "strident voice of a few businessmen who refuse to face facts."

Mr. Eldredge should know that these "few businessmen" financed the planning program which produced the legislation which has created the extensive and successful architectural control system protecting much of the Back Bay and its architectural masterpieces.

These "few businessmen" initiated or supported the large number of zoning changes which have been made in recent years to protect the population of Back Bay. Until 1955, the population was dropping rapidly, but since the new zoning regulations, the residential community has been stabilized and protected.

These "few businessmen" donated nearly \$200,000 to private funds to the extensive system of public open space improvements now being carried out, including the restoration of the handsome Commonwealth Ave. Mall.

Having done all this, the Back Bay Assn. members now complain that the BRA plan for rebuilding Boylston St. is a "fiasco" and "a disaster."

Boylston St. is a vigorous, colorful, expanding commercial thoroughfare with some of the city's great buildings, fine shops and most interesting places of entertainment. The adoption of zoning changes is an example of progress.

This type of improvement is possible only with a major public investment. BRA, however, proposes to do it by some kind of sleight of hand.

BRA has not completed or published plans, nor has it consulted with the owners or tenants. It has merely reiterated that it does possess a secret proposal for the rebuilding of Boylston St. Someday soon this plan should be exposed to the light of day.

DANIEL J. AHERN
Executive Director
Back Bay Federation for
Community Development

Anti-War Talk May Speed the Peril

To the Herald Traveler Editor:

I wish you could point out to our so-called antiwar senators that the doves and the peaceniks may be responsible for putting us into an earlier war with Russia.

In 1917, President Wilson decided to say that we were "too proud to fight." The Germans believed it and thought they could do anything without putting us into that war. They were wrong. President Wilson never got the blame but his statement cost us many, many thousands of lives and billions of dollars, and we're not too proud to fight.

If the Russians think we are cowardly, frightened people, they are dumber than I think they are. They have already been prying away about the President, and then we have two stalwarts, McGovern, McCarthy and Kennedy, who do so much talking about peace that they encourage our halfhearted peaceniks as well as normal Americans who don't like war, to take a stand beside them.

C. C. HERMIT

Pompano Beach, Florida

Some Facts to Dispel Misunderstanding On BRA's Boylston St. Proposal

To the Herald Traveler Editor:

There has arisen a great lack of understanding regarding the BRA proposal for improved circulation on the north side of Boylston St. I would like to help clear up this matter with a circular statement by citing some facts.

1. Most of the north side of Boylston St. is presently zoned "B-4," and a S-block portion (between Arlington and Clarendon streets) is zoned "B-3." This means that for most of the street only 6-story buildings within the existing setback envelope are permissible. On the S-block portion zoned "B-3" 10-story buildings are permissible.

2. The BRA proposal adopted by the majority of Task Force members would, in all Boylston St. circumstances, allow "B-10" zoning, which permits 13-story buildings for the entire length of the north side of Boylston St. to a maximum occupied floor height of 115 feet. This

exceeds by eight stories the present "B-4" zoning allowance.

3. Under bonuses for the provision of at least six floors of residential dwelling uses, the new zoning would allow the construction of 18-story buildings to a height of 200 feet. This exceeds by 13 stories the present zoning "B-4" allowance, and would provide combined commercial, business and residential uses.

Clearly, these provisions represent substantial increases from the existing zoning and focus new development upon the existing advantages of mass transit and commercial amenity. It is not the intention of this proposal to displace the existing uses with residential uses, but rather to augment underdeveloped locations with sound, new mixed use development.

ANTHONY PANGARO
Urban Design Department
Boston Redevelopment Authority

Lower-Legislators' Bread and Butter

To the Herald Traveler Editor:

As a recent juror, I observed courts cluttered with minor-damages cases caused by minor lapses in human judgment. But as you have editorialized, car insurance must reward the party. I therefore propose loss of first insurance if your house burns through carelessness, loss of second car insurance if you slip on a cake of soap that shouldn't have been there, loss of third insurance if you die from a heart attack due to insufficient jogging.

But seriously, no fault insurance does not prevent suits for costly or painful tort cases. And laws already on the books are aimed at the dishonest driver. But I'm assuming about the auto insurance jumble legal bawling by the lawyer-legislators' bread and butter. FRANK CLARK

Boston

Sign Standards adopted to protect Back Bay character

The Back Bay Association has adopted sign standards which will protect the character of the Back Bay, Clarendon, and Boylston.

The two committees, one for the Back Bay Association and the other for the Clarendon and Boylston Association, are working to perfect and enforce the standards.

In most situations, the execution of a sign or similar device is subject to state or municipal regulation.

In those cases, the BBA will seek the cooperation of public

agencies in rejecting signs which do not meet the standards set forth.

In some situations, no legal control exists. BBA will strive for voluntary compliance.

The association retains a professional graphic designer to assist owners and tenants in the creation of attractive signs and storefronts.

For further information, call 266-1765.

Sign standard recommendations are:

1. Newbury Street (and Boylston Street between Clarendon and Dartmouth Streets opposite Copley Square).

A. Only rooted signs (i.e. advertising an activity within the building or store) shall be permitted.

B. Roof or billboard signs shall not be permitted.

C. Animated and flashing signs shall not be permitted.

D. Exposed neon signs shall not be permitted unless of high design standards as has been given special approval by the Back Bay Association.

E. Signs containing an illumination source shall be subject to the approval of the Back Bay Association.

F. Signs which are attached to the face of buildings shall be limited in height to three feet and to a total of 15 square feet per lineal foot of property frontage.

G. Projecting signs shall be permitted provided they do not exceed 10 square feet in area, are at a right angle to the face of the building and do not extend below 9 feet above grade or project more than 2 feet from the face of the building.

H. All signs should be below a line 20 feet above the sidewalk.

I. Signs of vertical proportion shall not be permitted.

J. Objects to be placed within the setback area, such as kiosks, banners, flags, carrels, benches, display cases, landscaping, etc., should be first approved by the Back Bay Association and should be part

Signs

(Continued on Page Two)

K. Landscaping, etc., should be permitted on the sidewalk unless they are approved by the Back Bay Association.

M. Commercial frontage facing east-west streets for a distance of 100 feet should meet the sign standards which are appropriate.

N. Signs within the arcade may be on the face of the building, the size being limited in accordance with item F above, projecting from the face of the building in accordance with item H above, or suspended from the soffit of the arcade.

Suspended signs should not

BEACON HILL NEWS
EASTON, MASS.
OCT 1 1970

New
England
Newspell

(Continued from Page One)

of an overall design for the entire block.

K. Free standing signs shall not be permitted, except on special approval by the Back Bay Association.

L. Boylston Street (and Massachusetts Avenue between Boylston Street and the Charles River).

A. Only rooted signs (signs advertising an activity within a building or the name of the building or store) shall be permitted.

B. Roof or billboard signs shall not be permitted.

C. Flashing signs shall not be permitted.

D. Animated or exposed neon tubing signs should not be permitted unless they meet the high design standards and are approved by the Back Bay Association.

E. Signs containing an illumination source should be subject to the approval of the Back Bay Association.

F. Signs which are attached

to the face of buildings should be limited in height to three feet and to a total of 15 square feet per lineal foot of property frontage.

G. However, a larger sign which is an integral part of the building (such as signs in masonry) might be permitted on a single-purpose building, subject to the approval of the Back Bay Association.

H. Projecting signs shall be permitted provided they do not exceed 10 square feet in area, are at a right angle to the face of the building and do not extend below 9 feet above grade or project more than five feet from the face of the building.

I. All signs should be below a line 20 ft. above the sidewalk, with the exception of signs permitted under G.

J. Signs within the arcade may be on the face of the building, the size being limited in accordance with item F above, projecting from the face of the building in accordance with item H above, or suspended from the soffit of the arcade.

Suspended signs should not

OCT 28 1966

New
England
Newspaper

1966

Wide-ranging plan for Back Bay answers Mayor's challenge

By Maria Karagiannis

Mayor White and city officials received a 49-point "blueprint for Back Bay Preservation and Development" on Oct. 24, from the Back Bay Association. The program covers a wide range of recommendations based on recent professional studies of the area, sponsored by the BRA and the various Back Bay civic groups.

The 49-point program was issued in response to Mayor White's challenge that "now is the time to begin to plan together, intelligently and dispassionately, the logical areas and appropriate standards for intensive development in Back Bay."

For several months the Back Bay Association and BRA have been engaged in debate over zoning for high-rise buildings in residential Back Bay. BRA wishes to prohibit all such construction, while some civic

groups recommend a limited number of high-rise buildings under careful controls.

While this debate continues, there is a danger that it will "obscure the significant fact that for five years there has been unique cooperation between BRA and the Back Bay civic groups," according to Association President William R. Ebersol.

The recently submitted recommendations reiterated the Federation's stand on the ubiquitous high-rise issue. The report states that no high-rise buildings

Other recommendations concerned the establishment of density control regulations, the enforcement of housing, building and zoning codes, and the encouragement of home ownership in the Back Bay.

The Federation urged the BRA to conduct a study of all major buildings of architectural interest in the area "in order to determine their future use prospects, to consider alternate uses, to seek methods of protecting these structures and to seek ways and means of providing assistance both technical and financial for the purpose of architectural preservation on a specified priority basis."

Suggestions were made for improved transportation facilities and for reducing traffic congestion. The Federation has suggested that traffic could be eliminated from Marlborough street, "at least in theory."

The report stated that "even if the street is not closed down," curbs could be flared at the corners to increase pedestrian traffic and to discourage through automobile traffic. Brick sidewalks and pashights were also recommended for Marlborough street.

Other traffic control suggestions included more expansion of pedestrian areas, continued opposition to the Leverett Circle Bridge, and a BRA study to determine what permanent or temporary street closings can be made in the Back

Bay. The Federation report supported the Mayor's recently initiated resident sticker parking plan and urged the BRA to implement the Back Bay Parking Plan prepared by the Federation and to expedite plans for new parking facilities in the South Cove Project.

The Federation report supported the Mayor's recently initiated resident sticker parking plan and urged the BRA to implement the Back Bay Parking Plan prepared by the Federation and to expedite plans for new parking facilities in the South Cove Project.

should be allowed in the residential district except on a limited number of carefully selected and documented sites and under a program of design construction.

The Federation has recommended zoning changes to establish height limits on all other sites within the residential area and has urged the Mayor to announce his endorsement of the BRA position to owners and tenants along Massachusetts avenue and Newbury street, as he has recently done in a letter to Back Bay residents.

Effective sign control was another consideration in the report which stated that "City Officials and BRA staff, with help from our association, have drafted the appropriate regulation which should be filed with the Zoning Commission next month for enactment this year."

The report mentioned City Councilman Joseph "Timothy" recent proposal to close down Commonwealth Avenue to automobile traffic on weekends. The idea has been put aside because of landscaping work being done on the Commonwealth Avenue Mall, but the report stated that "this provocative idea should not be discarded."

The Federation stated support for the Mayor's proposal to combine the city's traffic, parking and transit functions into a single transportation agency with expanding powers. It urged the 1971 session of General Court to provide funds for new equipment and other necessary improvements for the Green Line and asked the Mayor to support such legislation.

Longer-range plans for MBTA extensions serving the Back Bay and the entire

GLOBE
BOSTON, MASS.
(7) 237,517 (R) 154,700
12 1963

NOV 1 1970

New
England
Newspaper

Saving the parks 1363

Jane Holtz Ray, Sunday Globe (Common, Public Garden are a mess), Oct. 25, describes the sad condition of these important downtown parks.

At the same time, she points out that the Back Bay civic organizations are "reviving the kindred Commonwealth Avenue Mall." The restoration of the Mall is moving ahead slowly but surely. The magnificent elm trees along the Mall are now well guarded against the Dutch elm disease which just two years ago threatened to make the Mall an elongated dust bowl.

This striking progress results from close cooperation between the Parks and Recreation Department and the Back Bay civic groups. It also costs money and it requires expertise. Fortunately, a citizens' group, headed by Ted Weeks, has raised the funds permitting us to engage the Lowden Tree Specialists, Inc., a highly competent consultant, to guide the restoration effort.

A comparable but larger program is needed for the Common and the Garden. Commissioner Curtis is moving in that direction with his proposal of a single administrative unit for the Common, Garden and Mall, and for the application of \$220,000 per year in Parkman Funds on these park properties. In addition, the Parks Department must engage in long-term planning. BPA can be helpful. And the Department must engage specialized consultants to restore the landscaping.

Boston City Council approval will be necessary to launch this program in 1971. If there is enough public support, the program should commence then.

But meanwhile, there are many steps to be taken this week and this month. The Globe article strikes a note of urgency which may produce the public demand and support to get things moving right now.

DANIEL J. AHERN
Executive Director,
Back Bay Assn.

Task Force

Physical Development Policy

Part I

The Task Force finds that the existing scale of the entire area is in the light of these views the Task Force proposes a program for creative conservation and development within the area that will be outlined in this report.

The Task Force considered development in the light of these views the Task Force proposes a program for creative conservation and development within the area that will be outlined in this report.

Since the existing scale of the entire area is in the light of these views the Task Force proposes a program for creative conservation and development within the area that will be outlined in this report.

The Task Force finds that the existing scale of the entire area is in the light of these views the Task Force proposes a program for creative conservation and development within the area that will be outlined in this report.

The Task Force considered development in the light of these views the Task Force proposes a program for creative conservation and development within the area that will be outlined in this report.

Since the existing scale of the entire area is in the light of these views the Task Force proposes a program for creative conservation and development within the area that will be outlined in this report.

Watch for

rest of series

The Task Force finds that the existing scale of the entire area is in the light of these views the Task Force proposes a program for creative conservation and development within the area that will be outlined in this report.

The Task Force considered development in the light of these views the Task Force proposes a program for creative conservation and development within the area that will be outlined in this report.

Since the existing scale of the entire area is in the light of these views the Task Force proposes a program for creative conservation and development within the area that will be outlined in this report.

BACK LAY DEVELOPMENT STUDIES

1. Comprehensive Planning, Back Bay, Explains and Clarifies the
2. The Charles River Basin and Explains the importance of the area for the city.
3. The Back Bay and Explains the importance of the area for the city.
4. The Back Bay and Explains the importance of the area for the city.
5. The Back Bay and Explains the importance of the area for the city.

(continued on page 2)

the historic and architectural cost of demolition which would be associated with high rise buildings in this area of distinctive architectural quality and unity. Indeed, properly placed and executed, high rise construction in alternative areas could constitute a positive force that would at the same time have functional characteristics (accessibility to the Central Business District, commanding views of water areas, etc.) equivalent to or better than similar construction in the Back Bay.

RECOMMENDATIONS

The majority of the Task Force recommends as follows:

Back Bay Architectural District
The Back Bay Architectural District should be extended to include Newbury street, Copley Square, and Arlington street between Newbury and Boylston streets (previously recommended by the Back Bay Federation).

Consideration should also be given to an extension of the Back Bay Architectural District to the area bounded by Charlegette West, Remmore Square and the Charles River.

2. Height Restrictions
The present H-5 District should be rezoned for a maximum of 70 feet parapet and 90 feet roof height. This provision is to include both sides of Newbury street from the Public Gardens to Charlegette East.

Massachusetts Avenue should be rezoned for a maximum height of 120 feet, a height consistent with the cornice line established in the Fenway Renewal Area (previously recommended by the 1967 Back Bay Plan for Community Development).

3. City of Boston Park Frontage Ordinance

The City of Boston Park Frontage Ordinance should be amended by the Boston City Council to conform with the above mentioned height restrictions. The Task Force advocates the continuance of the Park Frontage Ordinance as an additional legal control reinforcing those provided by conventional zoning restrictions.

Other Zoning Restrictions

All new construction in this area should provide for a parking ratio of one space to one dwelling unit with additional reasonable provisions for parking of guests. A reasonable parking ratio for rehabilitated or converted units should be established permitting no more than three units without provision for parking and requiring one parking space for every two additional units for portions thereof.

not be reduced or encroached upon.

b. That a positive and immediate program to improve the link between the Esplanade and the City be undertaken by (1) improving pedestrian access between the two, and (2) by landscaping and other design improvements to the area between the south side of Storrow Drive and Park Street. Since this area is, we understand, within the jurisdiction of the MBTA, it is the primary responsibility for carrying out this program. We suggest that the MBTA be urged to improve the pedestrian link with the City. We do not believe that other program would involve inordinate cost, and these steps initiated by public action, would, we believe, encourage further private improvements of the north facades of the properties facing the river.

c. That the BBA, as soon as its resources permit, undertake a major study to determine with the MBTA, MIT, and Boston's Traffic Department, the long range (10-20 year) development of the Storrow Drive-Charlegette West area. The primary objective of this study would be to explore all the possible future alternatives that may be in the Back Bay.

Boylston Street

The Boylston street area is different from the area to the north of it largely because of the changed uses (commercial), changed scale (buildings are higher), non-residential construction, major new development to the south (John Hancock and Prudential Center), the major public square (Copley Square), and the location of the underground mass transit line along its length. For these reasons, the Task Force welcomed the presentation of a design study for the area undertaken by the BBA staff. The Task Force reviewed the BBA staff report and for development of the area adjacent to the new transit line and for the development of the area adjacent to the new transit line. When coupled with the demand for apartments within walking or very quick transit distance to the Central Business District, Government Center and other employment generators in the central city, indicated the development of a High Density Spine following the mass transit line down Boylston Street.

The Task Force in principle unanimously endorses the staff proposals in their present state of development. Specifically, it concurs with the recommendation for mixed office, commercial and residential uses of Boylston street between Ar-

CHARLESTOWN BARNOT
BOSTON, MASS.
WEEKLY \$7.00

B 6 1970

New
England
Newspaper

Historical Society

There will be a regular meeting of the Charlestown Historical Society on Friday evening, February 1970 at 8 p.m. at the Parker Hill Post No. 26, African Legion Hall 27 Chestnut Street, Charlestown.

At this time there will be a report made on the progress to date of the Historical Committee of the African Society planning both BIRA and the Navy the "Keeping of the INSTITUTION in Charlestown and proposing a National Historic Park for a portion of the Charlestown area when it is phased

B7C-0

backer for the evening. James R. Adams of Charlestown Development Corporation resides at 38 Chestnut Street. Mr. Adams was selected by BIRA as developer of the Boston Square Triangle, and his architect will hand to explain their plan for the historic restoration of this valuable area of Charlestown includes the Warren and the Thompson. They will have site on hand and site drawings of their updated renovation construction.

public is invited to

BERNARD TRAMER
BOSTON, MASS.
(617) 216-557

OCT 25 1970

New
England
Newspaper

Back Bay Assn. OKs High Rise

The Back Bay Association yesterday issued a 4-point report on high rise preservation and development.

The report, based on recent professional studies of the area sponsored by the Boston Redevelopment Authority and Back Bay Civic Properties, shares many recommendations with the BRA-appointed Back Bay Task Force.

However, the association report differs in recommending that high rise construction permitted in the residential areas on "a limited number of carefully selected and documented sites and under program of design construction."

THE TASK FORCE, in a six to five decision, had recommended a complete prohibition of high rise in the residential areas of Back Bay.

Included in the 43 points are recommendations for:

—Enact a comprehensive high rise control regulation this year.

—Adopt density control regulations.

—Promote full enforcement of housing codes.

—Encourage a program of widespread conversion to condominiums as a means of stabilizing and improving old buildings, attracting a new flow of capital to renovation and attracting middle-income families back to the district.

—Close Marlborough Street to traffic. The report notes that the street is "unduly wide" and recommends a study of the practical ramifications and resulting income losses to residents if traffic were banned.

The report also suggests that traffic could be reduced by "flaring curbs at the corners."

Brick sidewalks and pavements, now being studied by the Public Works Department, are endorsed by the association.

BAY STATE PARKER
BOSTON, MASS.
FEBRUARY 1970

FEB 26 1970

New
England
Newspaper



Lower Roxbury Community Corporation (L.R.C.C.) officials met with the Redevelopment Authority Director John D. Warner and other officials to discuss the proposed high rise development in the Campus High area. The L.R.C.C. tentatively designated a site of about 400 units of low and moderate housing in the Campus High area.

Lt. tonight are: Leon V. Jackson, Campus High administrative assistant; D. Smith, L.R.C.C. president; Mr. Warner, C. Vincent Haynes, L.R.C.C. vice president; and Stan Gibson, Campus High liaison officer.

MONITOR
BOSTON, MASS.
(617) 216-550

JUN 17 1970

New
England
Newspaper

Homes relocation song

135-5

Boston Redevelopment Authority's approval of a plan to relocate 10 of 180 families from the Campus School Renewal Area in Roxbury to the new high rise development in the Campus High area.

Under the plan, 10 of the 10 homes expected to cost \$200,000 each, are located in the Campus High area. The families would be fully paid for by the Roxbury Community Corporation. Occupancy is for 1972.

BRA gets first look at proposed tower apartment

The Boston Redevelopment Authority took a preliminary building which would overlook look last Wednesday at a proposed Boston University Field and proposal for a 22-story luxury the Massachusetts Turnpike apartment building at Babcock Extension.

The five million dollar project, Weinberg told the Citizen subject by Watertown contractor character of this community as Pasquale Franchi is part of the a residential community. These Planned Development Area are still permanent residents proposal outside of downtown here and we want to protect Boston them.

The BRA hearing last week, Weinberg said that the commission was the first of a number of months is trying to "prevent steps that must be taken before the area from becoming dominated by the green light is given. A date noted by skyscrapers with a lot for a public hearing will be set of transient residents later this month and the Zone. Meha felt that the luxury ing Commission must also complex would not solve the grant its approval.

Reps. Norman Weinberg and John Meha both registered

Apartment
(Continued from Page Two)

CITIZEN ITEM
AUSTON BRIGHTON
BOSTON, MASS
WEEKLY COST 7.500

DEC 10 1970

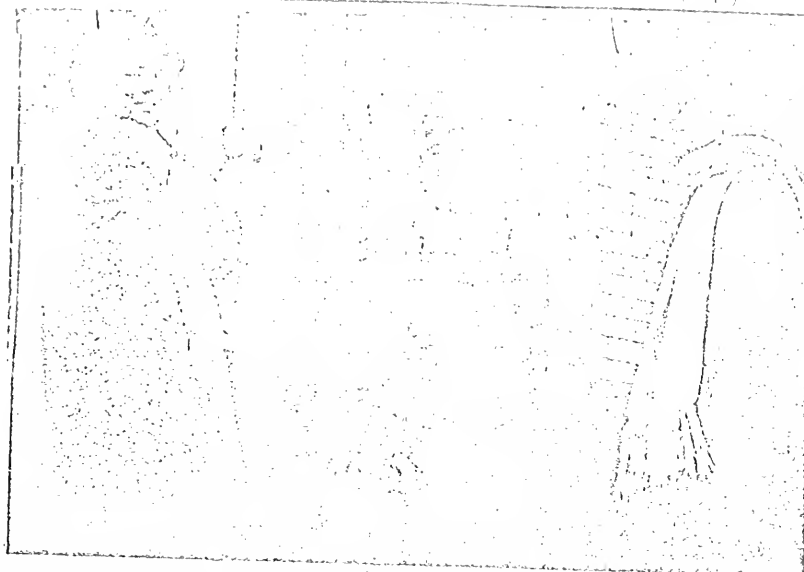
New
England
Newsclip

Apartment

(Continued from Page One)

housing shortage in the Allston-Brighton community, and cited potential problems in traffic and parking. He noted the already congested conditions and pointed to the parking situation existing around the university. Meha felt that the complex would aggravate the traffic problems with a new influx of visitors and delivery trucks.

The 219-foot high apartment building would contain 54 studio units, renting at \$230 plus monthly; there would be 123 one-bedroom units at \$290 and above.



MOMS FOR KIDS—Back Bay mothers have banded together to save the Prince Grammar School at Newbury and Exeter Streets. They are cut canvassing in numbers, headed by Mrs. Helene

Johnson, Mrs. Carol Green, and Mrs. Jackie Lowell, (left from right). Scott Green, 3, could really care. (Andy Dubils Photo)

Mothers continue knocking on Back Bay doors.

Back Bay residents are being asked to open their doors to mothers during the next week seeking results for the first child study census of the area.

The mothers are concerned with the possible closing of the Prince School located at Exeter and Newbury Streets.

Another goal is to develop more sports and recreational activities for after-school hours.

From Arlington street to Massachusetts avenue and Beacon street to Boylston street, five squads of mothers are canvassing with the objective of determining the pre-

school population by age groups.

"The Prince School is nearly 100 years old," said Mrs. Carol Green "and we don't want it to be torn down for another parking lot. We expect to find there are many more pre-school children than we think there are in the Back Bay."

The survey instituted by Mrs. Helene Johnson about six months ago has had the assistance of the Boston Redevelopment Authority to ensure its results are valid.

Mrs. Tosh Lee, who is covering Beacon Street, is chairman of the block mothers.

RECORD AMERICAN
BOSTON, MASS.
(617) 423-500

JUN 18 1970

New
England
Newspaper

Terms BRA Proposal 'Fantasy'

Back Bay Ass'n Blasts Housing Plan

(35)
The Boston Redevelopment Authority's latest proposal for the Back Bay development of Boylston St. is a "fantasy," the Back Bay Ass'n charged Wednesday.

The charge came in a letter from Daniel J. Alarum, executive director of the organization, to BRA Director John D. Warner.

The association also said the residential development plan was an "inflation" to the future community on Boylston St.

The BRA, Alarum noted, has been working on a proposal to create at least 200 housing units on Boylston

St. from Arlington St. to the Public Garden.

"At a recent public meeting, they referred to a total of at least 600 units to be constructed from Park Plaza, along Boylston St., to Huntington Sq.," he said.

Alarum said that "if Mrs. Joan St. asked that the 200 housing units to be built on Boylston St. be created by private developers, when the BRA comes zoning, he'll be 15 to 200 feet."

Alarum said that the BRA are already in a state of "they claim to have a residential area now in the development."

He said one potential developer recently withdrew his proposal when he learned that the project would be limited to "the 200 feet the BRA now suggests would be a substantial."

The association, Alarum said, has a list of the BRA intends to condemn the street by eminent domain. "No condemning power has been given," the letter stated.

Alarum said it is quite important and important to the fact the Park Bay housing plan is being implemented. "It is a fact it may be replaced by now by the housing."

MAY 28 1970

New
England
Newspaper

JUN 5 1970

New
England
Newspaper

BRA seeks Feelings of residents on Back Bay report

The following open letter to residents of this area is being circulated by the Boston Redevelopment Authority:

Dear Back Bay Resident:

The Back Bay, one of Boston's most vital and valuable neighborhoods, is now facing an important crossroad in its continuing development. This development is of concern to all of us—the residents, the Boston Redevelopment Authority and all of Boston.

We feel that careful and controlled development and preservation is necessary in all areas of the city, and especially in aesthetically pleasing and historic areas such as the Back Bay. Development should not be an unselective casting off of the old simply to obtain something new.

It has become obvious in recent years that steps must be taken to improve the climate of living in the Back Bay. We have, I believe, taken a rational approach to the problem. In November I appointed an eleven-member Task Force, chaired by Erwin Canham, to develop and recommend an overall program for the Back Bay.

The Task Force has completed its report (printed in full on the reverse side of this

page) and has made significant recommendations on zoning, open spaces, educational institutions, traffic and residential rehabilitation.

On the subject of limited high rise building in the neighborhood, the Task Force filed majority and minority reports. Six members oppose any high rise construction within residential Back Bay. Five voted in favor of a limited number of architecturally controlled high rise buildings at specific locations.

All the aspects of the report are of importance to you and your neighborhood, and I feel we should hear directly from the residents concerning these recommendations. For this purpose, a public meeting will be held June 4, 1970 at 7:30 p.m. at John Hancock Hall, 100 Berkeley Street. Members of the Back Bay Task Force and BRA staff members will be available to answer questions on all facets of the report.

I urge that you read this report, consider it, and attend the June 4th meeting to make your feelings known.

Sincerely,
John D. Warner
Director
B.R.A.

Residents hit high-rise plan in Back Bay

Back Bay residents mounted a blistering attack on any high-rise zoning or planning that would allow high-rise development at a public hearing last night.

About 250 persons representing a cross-section of the community partly filled John Hancock Hall to hear and debate the report of an 11-man task force appointed by the Boston Redevelopment Authority to recommend an "overall development program" for the architecturally historic section.

One of the few dissenters was Lawrence Perera, president of the Back Bay Neighborhood Assn., who joined four other task force members in a minority report urging consideration of high-rises at corner locations on Arlington street, the water side of Beacon street and Charles-gate East.

He argued that a few 250-foot residential towers could add 1000 new residents and help the core community by offsetting what he claimed was a drift to transients and students who took little responsibility for helping the area thrive.

HERALD TRAVELER
BOSTON, MASS.
(40) 216-3055 (5) 255-557

JUN 4 1970

New
England
Newspaper

Back Bay Future Discussed Tonight

Boston Redevelopment Authority Director John D. Warner said a committee meeting to discuss the future of the Back Bay will be held tonight at 7:30 at the John Hancock Hall.

A key issue is expected to be the feasibility of controlling high-rise buildings selected Back Bay locations.

Back Bay Group Attacks BRA Plan For Boylston St.

The Back Bay Assn. yesterday charged the Boston Redevelopment Authority is threatening to replace the business community on Boylston street with low housing redevelopment projects.

In a press release issued yesterday, the association invited BRA director John D. Warner to appear at the association's annual meeting June 23 "to explain this proposal."

A spokesman for the BRA said the BRA has no formal proposal for the redevelopment of Boylston street.

Earlier this week BRA di-

rector John D. Warner indicated he would oppose high-rise developments in the residential section of the Back Bay, but would encourage high-rises on Boylston street.

JUL 16 1970

New
England
Newsday

BRA Chief Warner Joins Panel Majority

Back Bay High-Rise Opposed

By ANDY MERTON
ST. CITY EDITION

John D. Warner, director of the Boston Redevelopment Authority, has decided to oppose all proposals for high-rise development in the Back Bay.

In an official statement to be released soon, Warner will side with the majority of a special 11-man task force which last month recommended a 99-foot height on all Back Bay construction except along Massachusetts Avenue, where a 130-foot maximum was recommended.

THIS DOES NOT include Boylston street, where Warner hopes to see more high-rises in the near future.

The decision marks a change of heart by Warner, who favored some high-rise development in the Back Bay as late as March.

However, he decided to adhere to the high-rise "ceiling" concept instead. The spur would consist of high-rise office and residential buildings stretching from the new Park Plaza development area straight down Boylston street.

In fact, Warner hopes that by opposing high-rise development in the Back Bay he will put pressure on developers to build on Boylston street.

Warner's decision was based on several factors:

—The city, he feels, should encourage private development where it helps to upgrade an area—not where it simply builds on top of existing strengths.

—If two massive high-rise apartment buildings now planned for Beacon street are allowed to be built, the speculative value of land in the Back Bay will soar, and owners will have a strong incentive not to preserve and rehabilitate their properties.

—BACK BAY IS UNIQUE in Boston and the nation as a historic architectural district.

—BACK BAY is congested enough now with student commuter and shopper traffic.

—The BRA has been advised that approval of high-rises in certain Back Bay locations would present a "conflict" legal problem. Spot zoning would become an issue.

One immediate effect of Warner's stand will be to encourage opponents of a plan by developer S. R. Brannard of Marblehead to build a 310-foot tower and a 283-foot tower across the street from each other at the intersection of Dartmouth and Beacon streets.

Brannard's proposal is scheduled for a hearing by the Zoning Board of Appeal July 7. However, Brannard neglected to submit his plans to the Back Bay Architectural Commission — which he is required to do by law — and the Commission is ready to take him to court.

WARNER'S DECISION will be supported almost unanimously within the BRA, although Charles Hightenburt, a BRA planner and a member of the Back Bay Task Force, sided with the five-man minority favoring high rise development at selected Back Bay locations.

More than 65 BRA staffers on the professional level petitioned Warner to oppose all high rise developments in the Back Bay.

However, some Back Bay business leaders are expected to oppose Warner's stand. "The lobbying up here has been fierce," a BRA official commented yesterday.

Businessmen blast mayor, R.R.A.

1957

for sitting on the matter for months, even as our investment promoters are reaching approval to proceed with multi-million dollar buildings. Mayor White officially has accepted the planning decisions to severely the building in the Back Bay area. The decision caught the Back Bay business community by surprise since they anticipated that the mayor would attempt to deal with some sort of promise which would be allowed one development, including the area, to

go ahead with a major high rise luxury condominium on the water side of Boston street at Dartmouth street.

Also threatened are long standing plans by the development firm of Colton, Colton & Peles to construct a high rise luxury apartment building at Commonwealth ave. and Arlington street, overlooking the Common and adjacent to the Ritz Carlton which C.C. & P. owns.

The Back Bay Area, which comprises a majority of the large business interests in the Back Bay, makes no bones about the fact that its members are bitter

about the mayor's decision and think he's been sold a bill of goods by some staff members of the Boston Redevelopment Authority who have been lobbying hard to prevent high rise construction in the residential area, even though present zoning laws allow such construction.

The Back Bay group, through its president, William R. Flanagan, is charging that the city's renewal agency has blocked approved or delayed nearly \$30 million in new construction in the Back Bay—this in a city which does not have enough money even to sweep the streets.

The BBA noted that although C.C. & P. had delayed its plans for almost five years since it got approval to go ahead, it finally had reached the stage where it was ready to submit to municipal agencies

for approval such plans by the end of the year.

It also noted that developers also were talking about the possibility of a high rise structure for the local market site on Commonwealth ave.

The BBA also is charging that the renewal agency intends to block a number of other feasible projects for the same district.

Mayor White has decided he said, to ask that the Back Bay residential district be extended to include the Arlington Street Church, Newbury street, Corley square and the face station at Boylston and Harvard streets. Approvals would be required by the City Council and Legislature.

By so doing, it would bring this area under the control of the Back Bay Architectural Commission which has been given ex-

traordinary powers for construction, renovation and exterior rehabilitation work.

The mayor said the City Council has approved the so-called "Mark 1" ordinance number of 1955 which permits construction of high apartment corners on Commonwealth. The ordinance allowed a height of 70 feet.

In addition, submitting a package to the Commission "to the future of Back Bay" opponent resolve for all, to the speculation and rehabilitation in the neighborhood.

The zoning would allow cornice height for

BACK BAY, MASS.

CLARE
LONDON, MASS.
(617) 237-5577 (4) 194,703
(2) 856,3377

CT 18 1970
New England
Newspaper

Back Bay battleground; Businessmen hit mayor

★ BACK BAY
Continued from Page B-27

buildings of 70 feet along Beacon, Marlboro, Commonwealth and Newbury, and a maximum roof height of 90 feet. Also, a "floor area ratio" bonus that now is available to allow tall buildings on larger lots would be eliminated.

Apparently one of the rehabilitation projects which has been hanging on the mayor's official action revolves around the old Hotel Vendome. Reports have it that principals of the Francis Construction Co. are negotiating to purchase the hotel and that they will expend considerable funds to renovate the structure into an apartment house.

The staff of the renewal agency disputes the claim that the new zoning will kill the so-called Ritz Carlton extension plans and argues that the developers here can go to the Board of Appeal for variances to build their 17-story structure. According to Robert Fitch, zoning administrator for the renewal agency, the Back Bay community favors the extension and there is no opposition to the plan.

The BBA, in a letter to Mayor White, is charging

that this administration has failed to carry out its intended policy of consulting and collaborating with organizations based in the Back Bay.

The BBA also charged that it requested conferences the last four months with the city administration before any public action is taken and "unfortunately we have received no response."

"The BBA (Boston Redevelopment Authority) has been unwilling to discuss these matters with us."

The BBA noted that the city was relying on the results of a "task force majority which it created," consisting largely of individuals who neither live in the Back Bay nor work in the Back Bay, nor have any organizational association here. Its recommendation to limit high rise by a 6 to 5 vote showed that all four task force members that do live in the Back Bay voted against the BBA proposals.

The BBA also charged a June 4 public meeting on the matter was somewhat derisive since "despite a heavy promotional effort to recruit an audience by BBA, less than 22 percent of the residential population appeared. Included



BREAKING GROUND for "Winsor Estates" in Swampscott, a development of custom built homes, are G. Franklin Hellmuth, assistant treasurer, Lynn Institution for Savings; George Eganer of G.W. Eganer, Inc., the developer, and Anthony Pierce, Swampscott assessor.

were a large number of BBA employees, plus preservationists from outside the area."

The BBA still argues that BBA plans for apartments along Boylston as part of the so-called "Park Plaza" is unfeasible, although renewal officials say thus far the response from developers is most encouraging.

It noted that the Back Bay Federation, which comprises all facets of life in the area and which in the past has worked closely with the BBA under previous administration, is promoting the condominium idea for which prospects are reasonably good in the area, but that it is getting no help from the BBA.

Anthony J. Yulis

JUN 16 1970

New
England
Newsclp

High rise issue not resolved yet, says Ahern

When Boston Redevelopment Authority head John D. Warner pated his responsibility, he appointed the 11-man Back Bay Task Force, he never suspected of force was appointed by Warner the group would split over the to "separate fact from emotion's most vital issue - high-rise" and give the BBA chief rise-residence.

The 6-5 vote that opposed. However, Daniel Ahern of high-rise construction of the Back Bay Association, rep-momentum at BBA. Warner resenting merchants opposing had been leaning in favor of Warner's decision, said he high rise, and thought that with didn't "think it is a closed

the buildings, high-rise would "We will have to wait and see get the task force and, what is going to happen," he

After a June 4 public hearing said, where residents angrily tore. As for the high-rise, Ahern into the concept, Warner fur-thought it to be "an absolute ther studied the recommendation, fantasy, it doesn't ex-tions, and Tuesday decided on a rat"

He has accepted the majority will invite Warner or a repre-report on using high rise as the tentative to a 3:30 p.m. meet-safest legal course, one that on Tuesday at the Hotel Lenox will avoid "batter" residential to explain the decision and the protest and spot zoning innova- Boylston street concept

He thought the majority re-tion. Now, there seems to be no part idea of townhouse rehabili-certain indication where high-tation to be unfavorable and rise will go, although Warner's perhaps too late, as the Asso-compromise is for a "high-ciation has been calling for spine" complex of 16 and 18 implementation for five years.

Charles Hilgenruss, a BBA member pushing for the area's planner, and a task force im-provement despite high rise nority report member, wonders controversy and last week met whether members favoring with personnel interested in re-high-rise "really have any op-posing the Hotel Vendome by

BACK BAY LEDGER
BROOKLINE, MASS.
WEEKLY 10,000

JUL 16 1970

New
England
Newsclp

Needed: positive, vigorous programs for the Back Bay

To the Editor: progress toward a balanced the same time, environmental
Your editorial "On Making community has been made qualities must be improved.
the Back Bay Market Work" of under the leadership of the
July 9 was a remarkably per-Back Bay Federation for the cent campaign against high-
ceptive and courageous state-Community Development rise buildings, the BBA staff
ment. Although the Federation poli-have persuaded many people
The Back Bay will surely cies have limited the growth of that the mere prohibition of
decline, unless it is open to new schools, they are not "anti new high-rise buildings would
Ideas, new people, and new school" policies, but in fact, somehow lead to widespread
functions. Edwardian Back most of the schools appear to having improvements. There
Bay is gone forever. Maintain- support the Federation's ef- is absolutely no evidence to
ing the status quo is clearly fort.

Impossible. One of the really great issues needed are very vigorous, pos-sible to live, work, study, shop live in the Back Bay. This can
We need new people to come to five programs instead of this essentially negative "anti" phi-
and to help build the community only happen if there is very nosophy.
Sincerely,
much allocated to camp and ment, conversion, rehabilitation
other public policies. During time, and the construction of
the past five years remarkable new apartment buildings. At

HERALD TRAVELER
BOSTON, MASS.
(617) 216-305 451 288-507

OCT 15 1970

New
England
Newsclp

Back Bay Assn Asks White's Aid

The Back Bay Association has asked Mayor Kevin H. White to consult with civic and business leaders before going along with BBA pro- posals to prohibit high-rise construction in the Back Bay.

The mayor reportedly has

decided to back BBA Director John D. Warner's attempt to limit building heights in the Back Bay to 10 feet.

William Ebersol, president of the association, said the BBA proposals "could be quite damaging to the future of this area."

MAY 1 1970

New
England
Newsclp

Back Bay people to sweep litter

Back Bay residents will scour 26 blocks tomorrow in the third semi-annual Neighborhood Assn. clean-up of alleys and backyards.

Participants in the "alley rally" will form brigades for each block starting at 10 a.m. 135

BBA representatives, lawyers, engineers, publishers, doctors, stock brokers, salesmen, nurses, students and janitors are expected to join the project.

Neighborhood Assn. spokesmen label the clean-up a "good war on man's oldest natural enemy — his litter and sloth."

Mayor's plan OK'd

The Redevelopment Assn. of the Back Bay reportedly will not object to city rezoning plans proposed for two sites within the residential Back Bay, and have given endorsement to Mayor White's proposal to keep building heights in the area at a least 40-foot limit.

The association, at a recent meeting, passing resolutions approving the mayor's proposed rezoning and indicated its support when the matters came before the City Council. The neighborhood group headed by president John H. Williams, passed resolutions of support to the mayor at a public meeting attended by about 150.

It, in effect, puts itself on opposite sides to the Back Bay Assn. which represents the business groups in the area and which has been severely critical of the city's renewal planning staff for allegedly preventing several multi-million dollar high rise developments from making any progress.

One of these would have been the major luxury condominium apartment complex at Dartmouth and Beacon sts., proposed by

developer, Joel S. Leonard of Marblehead.

Following the B.B.A. criticism of the city's proposed rezoning actions, the neighborhood group which vetoed the total neighborhood residential area not to render support for the rezoning.

Williams, in his letter to Mayor White, noted that the neighborhood group had urged him to lead adoption of the 70-to-80-foot height limits and that the organization was "gratified to hear of your announcement of Oct. 12 to this effect."

High-rise construction, Williams wrote, would alter the generally low height and scale of the area and particularly would cause an abrupt change at the corner of Beacon and Charlestown etc. or at the proposed Hotel Vendome site along Commonwealth av., where new high-rise buildings were talked about at one time or another.

Such changes, wrote Williams, "would interrupt the fabric of our neighborhood, create speculation on other sites and disturb our residence for long periods of construction."

BACK BAY, Page B-43

GLOW
BOSTON, MASS.
(U) 10-11-73 (H) 154,760
1973

OCT 11 1973 New England Newspaper

1 Bay

Mayor's plan wins OK

* BACK BAY
Continued from Page B-41

The mayor's proposed zoning changes, said Williams, would insure the neighborhood of having a say in any proposed building plans that might come up. The letter also indicated it would be in favor of keeping present zoning for the Commonwealth av. and Arlington st. site

which would allow a high-rise adjunct to the Ritz Carlton.

The association also noted that there is a threat of the sale of the Somerset Hotel on Commonwealth av. to a school and "we urge your office and the Boston Redevelopment Authority to give full consideration to the future of the hotel and to keep air rights behind it."

BBA told key to future is pulling together

By Andy Dahill

Back Bay Association members presented a toy business picture for the retail year at their quarterly meeting Tuesday, although Bonwit Teller had bad news for the fashion conscious female population.

Representatives from five retail stores delivered keynote addresses of a banner sales year, although with some reservations.

Robert Blanks, manager of Bonwit Teller, one of the nation's leading fashion stores for women, said "95 per cent of our ordered merchandise for the Fall will be over the knee."

Blanks said the long midri or maxi skirt look for women will be "the way they look, whether they like it or not," declaring the death of the miniskirt.

Blanks described the 3200 square foot expansion of the store, including the opening of a men's shop. He drew a paradox between Back Bay establishments and those further downtown, and also said "People just don't come downtown anymore. I wouldn't be surprised to see big stores not open at night any more."

Norman Saganaski of the area's newest store, Counterpoint, praised the uniqueness of the Back Bay shopping district, particularly along Newbury Street, and asked that landlords help bring in interesting new businesses by lowering rental rates in some instances.

He suggested the possibility of a landlord tenant clearing house through the Association. The new stores, he said, will

bring the "women shoppers to Back Bay looking to spend money, looking for interesting stores."

The answer to bringing in entrepreneurs, he felt, was perhaps in landlords "taking 15 less per square foot."

Richard Osgood, treasurer of Paine's, said the retail future of Back Bay stores is "strong", indicating his establishment was "coming off a banner year."

"We'd like to see more new highrises and people who are going to be our customers," he said, pointing to Boston Redevelopment Authority, Faneuil Square and Boylston Square proposals as not yet realities.

"Until we see it happen, we'll have to hold our judgment," He criticized the city's hotels, excepting the Ritz Carlton. "We're not interested in seeking periphery establishments that come with hotels. We need more good specialty stores."

Anthony Gordon, an executive with Hershenson Corporation, a real-estate firm, said the area would "see more highrises on Boylston Street, no matter how hard you fight it."

Gordon saw a multi-purpose and residential use of land increase to be imminent.

He called for several innovations, including joint advertising promotion, better transportation and parking, and elimination of surface parking.

"The area must think of itself as a group if you want it to survive. You must think of it as

BBA

(Continued on Page Three)

BACK BAY LEDGER
BROOKLINE, MASS.
WEEKLY 10,000

JUN 25 1970

New
England
Newspaper

BBA

(Continued from Page One)

"a total package," he said, asking BBA members to "assume sacrifice and commitment," warning the "city could tax the area out of existence," because it was the "plum of the assessor's office."

"There is no excuse for silence," Gordon said about persons neglecting to help the Back Bay overcome its problems.

Lewis Perlstein of Shreve, Crump, and Lowe declared that "contrary to public belief, Boylston Street is not a street made of gold," warning the "area will gradually dry up," unless BBA members take prompt action to keep the district unique and free from "creeping scumlord."

Representatives from the BBA failed to show up to discuss a recent Back Bay Task Force majority report which received the backing of BBA chief John Warner in opposing high-rise residential construction in the Back Bay.

THE FIRST OF THE

In the midst of the argument, it has also been announced that a public hearing on the rezoning of the Back Bay will be held on Thursday, Nov. 12 at the Prince School, Newbury and Exeter streets. One of the questions to be tackled deals with a maximum building height. Others include requirements

On Monday, OCT. 19, the Neighborhood Association of the Back Bay unanimously voted to support the position of Mayor White on the issue.

White's Oct. 12 statement of endorsement was, however, a source of concern to the Back Bay Association, which represents the merchant interests of the community. 1883

The BIRA has concurred with the track force majority opinion on high-rise. But Ebersol wrote to the mayor that the agency's record of consultation was "totally unsatisfactory," and that the BIRA has declined to meet with the Back Bay business community.

When the Black Bay Association gave tentative support to the BRA's proposals in July, it was on the condition that some improvement—such as playing

2

182100

St. Louis

(Continued from p. 10A)

s's charges. "The ARA has tried through the Back Bay Task Force to work with the Back Bay. Certainly, it has not done everything it should. No government agency does. But no one walking around the Back Bay can say that no progress has been made."

He cited the public library expansion, the mall, and the new Copy Square Plaza as evidence of his remarks.

He termed "completely false" the implication that the BIA was at fault for the present conflict between the red-necked and brown-skinned communities.

"The current debate is too great and interesting to be should be kept on an intellectual rather than an emotional

Renewal plan

considered 19 different sites for the school and the choice was eventually whittled down to Madison Park and Franklin Park, along American Legion Highway.

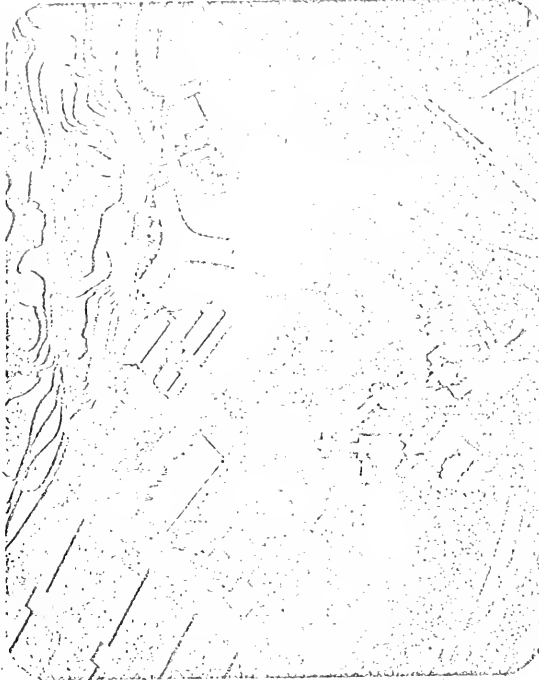
The School Committee objected to locating the school in a low-income area and favored the Franklin Park location. Robury residents lobbied against this idea and when the land, which was owned by the State, was made available by the Legislature, the plan was vetoed by Gov. John Vane.

The BPA felt that it could provide 1000 units of moderate- and low-income housing on this site, already owned and a hearing was scheduled to gain approval for the BPA plans.

The Lower Robury Community Committee on Urban Renewal, which had been formed to secure Madison Park residents that on-site housing would be provided, expressed anxiety to the plan and wanted a survey station of land raised to indicate housing was allowed.

The BPA approved the construction of every third square foot in 1967 and the City Council approved in December 1968 a \$1.5 million federal and state grant. The project was approved by the State in 1969 and the project has been approved by the State. The City Council is expected to act on the plan in the very near future.

DAY STATE BANNER Thursday, July 23, 1970 Page C-19



Architect's model of new Madison Park - Co. 70th High School renewal area in Robury. The plan was approved last week by the BPA.

[illegible]

"If this program is to help poor people with large families, why don't you make provision for backyard play areas, as required by law, for the approximately 20 million affected?" McLaughlin asked.

Head of School, St. Paul's School, New York City, said that St. Paul's School, the Episcopal Diocese of St. Paul, St. Paul, Minn., and Wilfrid's Grammar School, St. Paul, Minn., had entered the study as public school systems. Other participants include the Episcopal Diocese of the Large Amount of Catholic

"THE DISCUSSION centered in these new ideas, one of which has one foot alley ways, that will suffer. It is they who will have to play on the already dangerous streets, two of which are used as main thoroughfares for the directing of expressway traffic through the district," MacDonald said in explaining his theme on the panel.

Mr. Durling revealed that there was a possibility that the Linden street project would be changed to a senior citizens housing to be sponsored by an as yet unannounced citizens group from Meekin House Hill. This was one of the alternatives for the use of the land suggested by MacDonald and former Representative Dominick Pasco at a previous protest meeting at the Dorchester House. Mr. MacDonald was accompanied by Mr. Thomas

(Continued on Page 2)

POST CASSETTE
BOSTON, 1988
WEEKLY CIRC. 21,500

DEC 24 1970 New England Newspaper

JOSEPH A. SARNO (right), President of Northfront Community Development Corp. presenting stock certificate to first president Joseph T. Rustaglia of Salem Street (left).

Northfront Community Development Corporation has recently been incorporated principally to prepare a proposal for the acquisition and development of the C-2 Parcel for low to moderate income housing for North End residents. The C-2 Parcel is located completely within the confines of the North End in the Commercial Street, Richmond Street and Fulton Street areas.

Northford is a group of concerned North Ford residents who feel the area is prime residential property and should be used to further the community growth of

North End will be the means of the people living here. Further, we feel very strongly that the area must not be exploited by the big private Developer as this will certainly have far-reaching long-range effects on our neighborhood. Further, we feel that the North End is the best community in Boston and steps must be taken now, not only to maintain it but to continue it.

The North End Local Advisory
Committee on Organization
headed by the Mayor and directed

by residents of the
corner of 1st and 2nd
E. 1st and 2nd
E. 1st and 2nd
with the 1st and 2nd
E. 1st and 2nd

To finance our proposal, the Northland made a stock offering of 100,000 shares of which are selling to residents of the Northland at the pledge of prime cost. For occupancy rather than for acquisition, we do acquire the stock at a lower offering price is \$1.2 per share.

In the coming days and weeks we will be asking the residents and businessmen for their thoughts and perhaps vocal support for our efforts on this project. Our office is located at 1200 Commercial South on the first floor. We usually have someone there from Monday through Saturday to answer specific questions.

DORCHESTER ARGUS
CITIZEN
BOSTON, MASS.
WEEKLY 6,180

10V 2C 1969

FILL...

Continued (See Page 1)

Casey" of the Columbia Civic Association, who has been a long time, aggressive leader in the fight against the "Infill Housing Idea," in the already congested areas of Dorchester.

Mr. Casey represented the
DUSA Committee on the
Hawaii, which is composed of
representatives Mrs. Lillian
Farrell of the Navy, Mr.

Hill Improvement Association
 Mr. James Church of the
 Columbia Civic Association
 Mr. James M. ...
 Dorothy Anderson of the ...

Association and Mr. Sam
Swille of the Coast Olive
Oil Association.

Mr. Lyons, the scholarly and
ward-winning newsmen of
GLOB-TV, told Mr. Dooling that
the IIRA about the cars re-
vealed by Mr. Lyons. Mr. Do-
oling was not privy to the re-
sults of the investigation. He
felt that the cars were in the
area for the expected number of
49 to 69 cars, 24 of which
would be on the 10 foot, eight
in wide Deer street in the
Savannah street - Swan Hill
area. Mr. Dooling said
that a large amount of cars
did not get accommodated.

In a final statement it was noted that by the opponents of there were many other addresses of the IRA plan as the essentially tax free for forty years to the developer.

POST GAZETTE
BOSTON, MASS.
WEEKLY CIRC. 21,500

MAR 13 1971

New
England
Newsclip

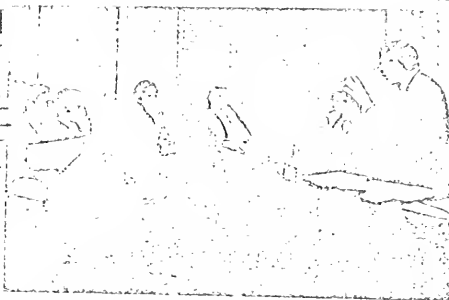
NORTH END WATERFRONT DEVELOPMENT PROJECT

At a meeting called by City
Com. Hon. Fred L. Paul, Jr., City
Hall, on Wednesday, March 10,
representatives of the General
Service Administration, the Met-
ropolitan District Commission, the
Parks and Recreation Department,
North End Little City Hall, Pub-
lic Facilities Department, Boston
Redevelopment Authority, Boston
Law Department and Committee
for the North End Waterfront Re-
creation Development, met to dis-
cuss the North End Waterfront
Recreation project.

After months of discussion the
General Service Administration
came to a tentative verbal agree-
ment, subject to approval by GSA
in Washington and the Boston Re-
development Authority, concern-
ing the relocation of the General
Service Administration Motor Pool
on Commercial Street in the North
End.

Metropolitan District Commis-
sion and GSA officials are working
together in order to take nec-
essary steps for preparation of
the Commercial Street Motor Pool
site for the skating rink. This will
include the taking of borings and
other engineering work. The Met-
ropolitan District Commission
representative also said that there
was no legal problem concerning
the location of the skating rink on
the Motor Pool site with respect
to the law which provides funding
for the skating rink.

A public meeting will be held
as soon as a contract has been
signed by the City of Boston and
the General Service Administra-
tion.



MAYOR KEVIN WHITE and Robert Kennedy (second from right), BRA director, listen to a proposal by the North End Local Advisory Council for community development of the C-2 parcel of land along the waterfront. Joseph Sarno (left) tells the Mayor the LAC has the blessing of the community but that it is at a disadvantage because professional developers are better equipped to obtain financing. White says the proposal is "unique", has merit, and is reasonable. "However," he said, "I won't give you any false hopes and I won't make any promises without a thorough review."

GSA again refuses swap for motor pool in North End

North End Community
Development Corp. (NEDC) is
a 501(c)(3) corporation
incorporated in the State of
Massachusetts. It is a
non-profit organization
dedicated to the
improvement of the
North End community.
The NEDC is a 501(c)(3)
corporation. It is a
non-profit organization
dedicated to the
improvement of the
North End community.

At a meeting yesterday morning in City Hall between the GSA, city officials and North End representatives, the GSA again refused a city offer to swap land for the US government's motor pool on Commercial Street, site for the facility's floating rink.

Negotiations have been going on for a year and a half between the city of Boston and the GSA for a new location for the motor pool.

Last May, the city and the Federal government

each appropriated \$450,000 for acquisition and development on the intended site of the recreation facility, which stretches from the North End Park to the Courthouse Square. In addition to an 18,000 parking lot, the facility will include a little league park, and courts for tennis, soccer and handball.

The GSA has refused several alternate sites offered by the city for its motor pool. At the same time, the city refused to grant GSA's request to build its motor pool on Urban Renewal land parcels.

The motor pool is the only building obstacle to the recreational facility.

Since it is against the law for the city to take the building by eminent domain, or for the GSA to sell

its facility outright, it is necessary to make a land swap.

North End residents' dinner started on May 27 in an effort to have the government accept an alternate site, but to no avail.

City Councilman Frederick Longone told the community he has lost heart. "I think now you are facing the steepest challenge you will ever face—the cold, indifferent, bureaucratic Federal government. But we can match this indifference."

At the meeting yesterday morning in City Hall between the GSA, city officials and North End representatives, the GSA again refused a city offer to swap land for the US government's motor pool on Commercial Street, site for the facility's floating rink.

w
and
clip

BRA to decide on N. End parcel

By Stephen Weirich
Globe Staff

More than 50 residents of North End have joined the North End Community Development Corporation (NEDC) in a fight to keep the site of the former Federal Reserve Bank building for a public use, rather than for a parking lot for the motor pool.

Kennedy told the group that a proposal to build a parking lot for the motor pool would be submitted to the BRA in all tomorrow.

Anthony DeFeo, a spokesman for the community organization, the Northfront Community Development Corporation, called for a vote among the rally participants, many of whom reportedly are shareholders in Northfront. The BRA proposal for the initial renovation of houses at Commercial and Richmond streets was overwhelmingly rejected.

The controversy centers on the question of whether the residents of the community should be allowed to determine the future of the neighborhood. The Northfront Corporation was an outgrowth in October of the Local Advisory Committee, elected at-large by residents of the waterfront community.

The current BRA proposal for a \$500,000 contract for 25 housing units was rejected because, according to DeFeo, "We are tired of waiting. We want a decision on the entire parcel now." DeFeo said that the five-building BRA offer had been made six weeks ago and that the entire process had "been dragging on for more than a year."

Kennedy suggested that the Northfront community organization might be granted the entire contract worth \$15 million, but he said that no decision could be made until "construction costs had been studied in an effort to keep rent levels down." He also said that a Northfront proposal for a public garage was under study to determine whether such a facility could be constructed with BRA funds.

Northfront representatives charged that there had been considerable delay following a promise by former BRA director John Warner that the entire contract would be decided within 60 days after the deadline for submission of proposals. That deadline was January 27. Kennedy said, however, that he is not "bound" by Warner's pledge.

TO Paul Zeigler and Bob Robinson
 FROM Paul London
 DATE November 25, 1969
 SUBJECT PARCEL C2 WATERFRONT REDEVELOPMENT AREA

Handwritten notes:
 Paul & Bob
 I will call
 the water front
 parcel
 Paul
 Bob

I have met on a number of occasions with Charles Falco and Frank Harey of the North End simply to discuss general problems. In the course of events Parcel C2 has been mentioned followed by a number of questions - some of which are:

1. What is the B.R.A. doing with this parcel?
2. Are they (us) planning for moderate to high income apartments?
3. Who will finance the project? The handwriting is on the wall if Federal Aid is available.
4. We would like the parcel available to us for badly needed large family units - can this be arranged?
5. The Knights of Columbus would like to finance the project-is this possible - i.e. B.R.A. approval?

Apparently B.R.A. and the North End have deliberated over this parcel for a long time. The North End fully expects to at least share in the interest in developing the Parcel. Charles Falco has strongly urged inviting Councillor Langene to discuss this. John Laurenti of O.P.S. urges that we make every effort to build this project for North End residents.

There is good indication from those involved on this project, both from Urban Design and from the Waterfront Redevelopment group that this parcel may not, in fact, be housing for North End residents. I have contacted Dick Lockhart regarding this matter and hopefully we will meet to discuss this shortly.

I urge you to think about this simply because if this project does not involve the North End, we will once again "burn" local residents. The District Planning

Program in this area will become an ineffective "advocacy" tool - more so than it already is.

I would like to hear your comments as soon as possible.

PD/pod

cc: Bob DeSimone

NORTH END
WATERFRONT RECREATION
PROJECT

Prepared by
Walter Bacigalupo
Secretary
Committee for the North End
Waterfront Recreation Development

CA7.0155

January 7, 1972

K. Bennett
Dad. School

INTRODUCTION

In the spring of 1968 the Boston Redevelopment Authority completed the "NORTH END RECREATION/OPEN SPACE STUDY" which was prepared for the Parks and Recreation Department. In March of 1968 members of the staff of North Bennet Street Industrial School convened a community meeting to present the Boston Redevelopment Authority's recommendation that the existing North End Park be improved and expanded to a 9 acre recreational area. The meeting was also called to marshal support against the development of a restaurant on one of the private parcels of land to be incorporated into the new park. The Committee for the North End Waterfront Recreation Development was formed to assure that the Waterfront Park would become a reality for North End Residents.

PHASE I - Land Acquisition

The first task of the committee was to have the city or state acquire approximately 6 acres of public and privately owned land between the current North End Park and the Charlestown Bridge, excluding the property occupied by the Federal Department of Health and Education. Basically there were 3 parcels of land owned by James Sampson, Councilor Gabriel Piemonte and the General Services Administration. The City of Boston agreed to take the responsibility for land acquisition and received a Federal Grant which paid 50% of the cost of the land acquisition. By October 11, 1971 the City of Boston had acquired all three parcels of land.

PHASE II - Development of Recreational Facilities

The following facilities are planned for the park; an enclosed skating rink, to be constructed by the Metropolitan District Commission; an additional little league field; two hand ball courts, a spray pool, two tennis courts, two basketball courts, two covered and heated bocce courts, a tiny tot area, a fish pier and boardwalk. Improvements will also be made in the existing North End Park.

The MDC has engaged Nicholas, Norton and Zaldastani Inc., consultant engineers to study two possible site locations for the rink; the former Piemonte area and the former CSA motor pool site. This matter should be resolved within a month and it is expected that the skating rink will be constructed by next winter.

Within the next few weeks the city will be submitting an application for recreational facilities to the Department of Housing and Urban Development. It is expected that recreational facilities other than the skating rink will be developed in 2 phases.

PHASE III - Community Center

The BRA recommended that a community center to be developed on the waterfront. The Committee for the North End Waterfront Recreation Development has spoken with representatives of HUD about the possibility of developing a Neighborhood Facilities Grant for the community center. The location of the center would be the Harbor Police Station which will be vacated in 12 to 15 months.

WATERFRONT RECREATION DEVELOPMENT

January 7, 1972

CC to Hon. Kevin White, Peter Scarpinato and Philip Siegler

TO Bob LaSione
 FROM Roy Bishop
 DATE January 10, 1972
 SUBJECT Re: North End Park/Community Center

I attended a meeting on Friday, January 7, in the North End at the North Bennett Industrial School. Also attending the meeting were Walter Bacigalupo, Secretary, Committee for the North End Waterfront Recreation Development; Lawrence Woodbury, UCS; Ruth Aaron, ABCD; Fred Carangio, North Bennett; and Tony Sasso, North End Community Action Program. The meeting was held to discuss the possibility of a new community center either being constructed, or using an existing building, on the Harbor Police site. The Harbor Police, according to Mr. Bacigalupo, will be moved within 12--15 months to Lincoln Wharf. Bacigalupo has also had discussions with people at BRA, PFD, and HUD; all have encouraged his committee to push for the center.

Larry Woodbury of UCS urged that duplication of efforts in the North End must be avoided. Fred Carangio answered this stating that existing facilities are not suited for their present use, they are "makeshift" and it would be quite difficult to rehab any structure for many of the facilities the community wants (see attached report by Bacigalupo).

Possible funding sources for the local share were discussed. UCS has money troubles; I indicated that the City has never put up local share for a 703 except when it could plug in an already planned facility (such as a pool at Dorchester House). I indicated that the City would again have problems with a local share. Ruth Aaron suggested Title IVA, a HEW program for staffing and Woodbury suggested that a proposal be made to the Associated Foundations. Bacigalupo indicated that he will coordinate the group. I will look at the 703 Handbook and prepare a suggested work program for our efforts. We also have to get a clear opinion from Public Facilities on the disposition of the building and its suitability for a community center.

cc: Philip Zeigler

RB/ack

Attachment

Philip Zeigler
 Director of Planning



AGENDA OF MEETING AND DISCUSSION

Charlie Falco - Introduction of Joe Smith and Paul Denham

Joe Smith - In a nutshell, the LAC will be what you want it to be. After the Mayor established LCHs, realized the need for a representative community organization that could speak for whole community to determine what the needs and priorities are in their community. 3 main purposes of LAC:
 -Coordinating group-Mayor cannot effectively react to 500 community groups. LAC would unify existing groups
 -Priority setting as community sees them, not necessarily how City Dept.s see them
 -Advise the Mayor

Will be tied in with the BHA District Planning Program which Paul will talk about, and then we can open up the meeting to your questions.

Paul Denham - Many of you look familiar from other meetings I've had with you. District Planning Program evolved from the BHA Planning Department about a year ago. It is designed to work with the community groups. This particular unit would like the citizens to take the initiative to plan, while we would be on stand-by as a technical resource. We don't want to lead you by the hand, we want rather you to lead us.

-Can use Dorchester as an example of how the District Planning Program can work for you. (Showed Dorchester package) Document and try to identify community problems in working with the community. Very useful. I can see myself putting together a document for the North End like this if you wish.

-Important issues facing the community; e.g., Waterfront Park (find out what you as a community want); Parcel C-2 which is fairly urgent-LAC could get involved with things like developer selection.

-I'm very concerned with working with the community.

-I too think the LAC will be what you want it to be

-If handout is not clear, if it needs addition or corrections, I'd be glad to discuss it with you. Am trying to be very flexible.

John Arigo - Is Waterfront Recreation Site in Limbo?

Denham - No. Money for the skating rink is in limbo, but not the Recreation Park

Arigo - Freddy Langone said that the bill for the ice-skating rink for \$7,000 had been passed. What's to guarantee to this Committee that the District Planning Program will continue under a new Mayor? There are 30 different committees in the North End which get a lot of results. Where does the BHA get off to come in here and tell us we're not doing a good enough job? All I can see here is that this Committee (LAC) would serve the BHA and nothing else. They misrepresent

John - I think it's better to have a meeting with the...

John - I think it's better to have a meeting with the...

John - I think it's better to have a meeting with the...

John - For the last three years, we've had good results from our committee, but I think we need to do something about it. We need to do something about it. We need to do something about it.

John - I think it's better to have a meeting with the...

John - I think it's better to have a meeting with the...

John - I think it's better to have a meeting with the...

John - I think it's better to have a meeting with the...

John - I think it's better to have a meeting with the...

John - I think it's better to have a meeting with the...

John - I think it's better to have a meeting with the...

John - I think it's better to have a meeting with the...

John - I think it's better to have a meeting with the...

John - I think it's better to have a meeting with the...

John - I think it's better to have a meeting with the...

John - I think it's better to have a meeting with the...

John - I think it's better to have a meeting with the...

John - I think it's better to have a meeting with the...

1. The first item to be discussed is the report of the City Council
on the subject of the proposed new city hall.
2. The second item is the report of the City Council
on the subject of the proposed new city hall.
3. The third item is the report of the City Council
on the subject of the proposed new city hall.
4. The fourth item is the report of the City Council
on the subject of the proposed new city hall.

Special Notes - In letters, let us know what you wish removed, or
if you wish to add anything, or if you wish to make any change.

General Notes - The notes should be sent to the City Council.

Note: These notes are only approximations of the meeting, and are incomplete,
due to the chaotic nature of the meeting.

INTER OFFICE COMMUNICATION

TO Bob De Simone

FROM Roy Bishop

DATE March 6, 1972

SUBJECT North End--703 Proposal

ADP and PFD

I spoke with Walter Bacigalupo today (March 6) about the use of the Harbor Police Station for a community building after the police station--relocated to Lincoln Wharf (circa 1974). Walter has been speaking to ASCD and other community groups about the concept and has received favorable reactions.

I indicated that the community should begin now to plan, and he indicated that a coordinating meeting will be set soon. Paralleling the community organization and studies which are necessary during the planning stages, the Harbor Police Station should be evaluated, at least in a preliminary way, by an architect (BRA or PFD) to determine the condition of the building and its reuse possibilities. Can we arrange for this?

RB/emc

cc: Philip Zeigler
Director of Planning

*Why not
Zeigler - George Steffensen
will do it.
If he wishes
I'll make a
form for you from you
OK?
BIB*

Fred Zeigler

R.A. DeSimone

August 19, 1969

NORTH END. DELINQUENT PLAYGROUND

1. Mrs. Margaret Curuso, President of Copp's Hill Association (50 Snow Street, Boston, MA 02118-5758), called today about the reconstruction of Phillips Playground in the North End.
2. She was interested particularly in the "top tier" of the park, where, she said, her organization had requested be designed for use by the elderly.
3. Since Al Hodges has left, she asked if someone else might meet with her group to discuss the new design for the park.
4. Please advise me as to who this person would be. (I recall that Rich Untermann was involved in redesigning one of the parks in the North End.)

WAD:ead

cc: Rich Untermann
Steve Diamond

John Warner

Philip Weigler

September 3, 1969

URBAN BEAUTIFICATION PROGRAM, NORTH END,
CHARLES GARDEN PLAYGROUND

As you know, the City is presently making improvements to the Charter Street Playground under the Urban Beautification Program. This work is to be done over a two-year period: this year and next.

This year's work has already begun. In preparing designs for next year's improvements, the City has an opportunity to enlarge the existing facility by incorporating a small adjacent city-owned vacant lot (Parcel #2067-1 consisting of 1,305 square feet).

Our design staff has been in communication with community people at the North Bennett Industrial School who have asked that the city utilize this parcel as part of the playground.

Should you agree that doing so is appropriate, attached for your signature is a letter to Real Property requesting this parcel be conveyed to the Parks and Recreation Department.

FZ/tm

cc: F. Clark
R. Untermann
R. DeSimone ✓

Attachment

SEP 4 1969

Commissioner John P. Mulhern
Real Property Department
New City Hall - Room 811
One City Hall Square
Boston, Massachusetts 02201

Dear Commissioner Mulhern:

As you may know, the Parks and Recreation Department is currently making improvements to the Charter Street Playground in the North End under the City's Urban Beautification Program.

Adjacent to the playground is a parcel of land (#2067-1) consisting of 1,305 square feet owned by the City of Boston (see map attached). Since the inclusion of this parcel would enhance the use of this recreation facility, I should like to request that it be transferred to the Parks and Recreation Department.

Sincerely,

John D. Warner
Commissioner

Attachment

PZ/tm

cc: F. Clark
R. Untermann ✓
R. DeSimone
P. Zeigler

Disposal

COMPS HILL ASSOCIATION
50 Snow Hill Street
Boston, Massachusetts

Mrs. Margaret Caruso, President

Area Code (617) 523-5753

12 September 1969

Mr. Richard Unterman
Boston Redevelopment Authority
9th Floor
City Hall
Boston, Massachusetts

Dear Mr. Unterman:

This is pursuant to our telephone conversation of 8 September 1969 with reference to the removal of one or more of the three tiers located at the Snow Hill corner of the LeFillippo Playground under the present and future plans for renovation.

If you or one of your planners would be able to attend our meeting scheduled for 12 November 1969, at 8:00 p.m.--we meet at the North End Union on 20 Parmenter Street, here in the North End, we would be delighted.

We look forward to seeing you at that time.

Sincerely yours,

Margaret Caruso

Mrs. Margaret Caruso
President

MC/lb

BOSTON REDEVELOPMENT
AUTHORITY

SEP 15 1969

RECEIVED

E. Friedman
JOHN J. MURPHY

ATTORNEY AT LAW

LAFAYETTE 8-0155
ARIADDE 617

SUITE 201
131 STATE STREET
BOSTON, MASS. 02109

November 5, 1971

Mr. Frank Clark
Boston Parks and Recreation Dept.
Boston City Hall
Government Center
Boston, Massachusetts

Re: Corner lot at Church and
Melrose Streets, Bay Village

Dear Mr. Clark:

I am a resident-owner at 11 Fayette Street in the "Bay Village" district, so-called, of Boston. I am writing to confirm my telephone conversation of a few days ago with Mr. Elliot Friedman of the Boston Redevelopment Authority who has been working with members of the Bay Village Association in an effort to have the vacant lot at Melrose and Church Streets transferred from the Paul Property Board to the Park Department.

I understand that the BRA has furnished or is furnishing you with necessary information including plot plans, photographs, etc., so that full consideration may be given to this effort.

Until the Association Members voluntarily assumed maintenance of this lot as a small park, it was a catch-basin for all kinds of refuse. It was, in short, the worst possible kind of neighborhood blight. This was undertaken, I would estimate conservatively, at least ten years ago. Its maintenance as a park has since then, needless to say, greatly enhanced the general neighborhood.

I do hope this transfer may be accomplished without any problems. We are grateful for Mr. Friedman's efforts in this direction. It is my firm conviction that the transfer would not place any additional burden on the Park Department since the Association itself has never wanted for volunteers from its ranks to improve and maintain this small "garden spot" surrounded by bricks and mortar.

Page 2
November 5, 1971

I would personally be very grateful for your consideration
in this matter.

Very truly yours,


John J. Murphy

JJM/bjd

cc: Mr. Elliot Friedman
Boston Redeveloping Authority
Boston City Hall
Government Center, Mass.

Mrs. John Briggs
26 Melrose Street
Boston, Massachusetts 02116

BAY VILLAGE ASSOCIATION

This issue of the Bay Village newsletter reports on developments in the Urban Renewal plan for our section of the South Cove Project. According to B.R.A. officials, these are the most recent project developments:

1) Rehabilitation Program. As part of the South Cove Urban Renewal Area, Bay Village will be maintained as a quaint urban residential area in line with the plans which most Association members have viewed previously. Rehabilitation and conservation of the existing dwellings will be the key elements in the renewal of Bay Village.

Rehabilitation will be required only when a building fails to comply with the standards of the building code. Last summer, teams of college students under the direction of the B.R.A. conducted an inspection of homes in the Village. Most Bay Village homes were found to meet these standards. Residents, however, are strongly encouraged to make improvements and considerable assistance, both technical and financial, is available.

The B.R.A. and its staff offers assistance with improvements in two ways. First, the B.R.A. can arrange for rehabilitation mortgages at the low interest rate of 2% both for stated deficiencies and for improvements which meet the overall objectives of rehabilitation. Bay Village residents can obtain information about these mortgages, the amounts and the improvements for which they are available from Mr. Walter Little, 72 Warren Avenue, 267-8425. Second, the B.R.A. offers help with the architectural aspects of minor improvements. Association members are urged to take advantage of the recently enlarged rehabilitation staff.

2) Street Improvements. The first phase of work in the Village is the street and sewer work scheduled to begin at Church and Stuart Streets around the middle of February. General plans call for the work crews to proceed south on Church Street, complete work on each cross street, then return to Church Street. A final schedule of street work and temporary street closings will be published in a few weeks. Traffic circulation at the intersections will be maintained while the work is progressing. The street improvements are expected to take about two years and will include replacement of underground utilities, repairing of streets, parks and playgrounds, new lighting fixtures and trees where necessary.

3) Bay Village and Development. Demolition of certain structures in the area will also start in the near future. This month, buildings at Broadway and Tremont, and Church and Tremont will be dismantled to make way for new construction. Other structures on Tremont Street will be demolished before the end of the summer.

Officials of the B.R.A. have indicated that there are several parcels of land in the Bay Village area still available for development. Most important of these is R-7, the area on Tremont Street between Jefferson and Church Streets. Bay Village residents have been given first preference in the development of this land. If specific proposals are not received from residents by the end of February, the Authority will open negotiations with other developers for use of this land. C-8, a large parcel at Church and Stuart Streets will be publicly advertised in a short time--as yet there have been no development proposals received. Two smaller parcels are C-3a, C-3b along Carver Street near Broadway. Several inquiries have been made by relocating businesses but no final proposals have been presented. Development information is available from the B.R.A. South Cove Project Office on Tremont Street.

4) Community Facilities. Plans for new community facilities serving Bay Villagers are in various stages of completion. The new fire station to be located at Columbus and Isabella Streets is in the final planning stage and construction is expected to start by the Fall of 1968.

Present time table for opening of the new Quincy School is 1970. This project has undergone extensive study by the School Department and Tufts Medical Center in an effort to create a public school with additional facilities to meet the needs of the community.

Dependent on development and construction adjacent to it, the public plaza may be underway by Fall. The new subway station will be under construction this summer, built ahead of schedule in conjunction with construction on Washington Street. It will not be operational for some time.

5) Public Meeting. Mr. Richard Lockhart, South Cove Project Director, has asked the Association to schedule a public meeting in April. The purpose of the meeting will be to discuss rehabilitation financing with those owners who wish to improve their homes. A meeting notice will be posted when a suitable date has been determined.

6) Other News. Your officers strongly protested the expansion of the University of Massachusetts into the Cadet Corp Armory but with little success. It appears to be another unplanned solidification of the University into the Back Bay area.

Reverend Jack Russell, Secretary of the Bay Village Association has moved to Philadelphia.

Mr. Richard Thorne, Treasurer of the Bay Village Association and his wife Shirley have left for a six-month sabbatical in Europe. Treasurer's records and parking stickers are at the president's house.

The Civic Center and Clearing House, 14 Beacon Street, CA 7-1762, with the South End Historical Society is in the process of completing a booklet about the History of the South End. They are anxious to hear from any Association member interested in participating in the project. Library research, map making, personal reminiscences and photography are some of the areas in which they need help. Contact Mrs. Samuel G. Atkinson at the above address.

A newsletter published on a regular basis would appear highly important to the goals of our Bay Village Association. If desired this can easily be accomplished but we need people to write, edit and generally take charge. Anyone interested? Call:

John D. Atwood, President
3 Lyndeboro Place, BS 2-3670

RAY VILLAGE NEIGHBORHOOD ASSOCIATION
BOSTON, MASSACHUSETTS 02116

July 22, 1970

Mr. William Barbato
South Cove Project Director
Boston Redevelopment Authority
City Hall
Boston, Massachusetts 02201

Dear Bill:

Thank you for the fast response by you and the ERA staff
in coming to the aid of Mrs. Gertrude Waldman of 25 Malrose
Street after fire damaged her building.

Many favorable comments have been made by concerned
residents of Ray Village concerning your rapid response.
We trust that the working plans to renovate her building
will continue and in the near future Malrose Street will
again look as nice as it did at the first of this month.

Thank you again, Bill, for your efforts and your continuing
interest in the Ray Village area.

Cordially,



Edward J. Lox, Jr.

EJL:gc

RECEIVED
ENGINEERING
FRENCH ENGINEERING

JUL 30 1970

BAY VILLAGE NEIGHBORHOOD ASSOCIATION
BOSTON, MASSACHUSETTS 02116

35 Fayette Street
Boston, Mass. 02116
Tel: 521-1174
BOSTON AREA CIVIL RIGHTS
CITY

FEB 19 1971

Mr. William Burdette
Project Engineer, B.R.A.
South Cove
City Hall 02121

Dear Mr. Burdette:

We of the Bay Village would like to thank you for all the B.R.A. has done to install the brick sidewalks and gas-lights in our neighborhood.

This pride that you helped instill in ourselves is being eroded by a genuine concern for safety on our streets. In the past few weeks there have been several muggings and attempted holdups on our streets. Sometime back a murder occurred on Fishmont Street, and one of our neighbors still has blood in front of his door from that incident. There are certain areas in our neighborhood that are not yet lit because construction has not been completed, or even started in one case, as you know. We sincerely hope that an interim lighting can be installed for these areas. Electrical lighting would be all right for this interim illumination. The areas we have in mind are the following:

1. Fishmont Street near Broadway.
2. Church Street near Tremont.
3. The corner of Church and Melrose over the little "garden" there.

I am sure you share our concern with us and the members of the council, then join us in urging you to look into this matter.

This is also to reaffirm Jim Murphy's call to you regarding the lighting of 22 Melrose Street. At the Association general

EAST VALLEY CITY NEIGHBORHOOD ASSOCIATION
BOSTON, MASSACHUSETTS 02118

PAGE 2

business taking over a town-house in our neighborhood.

Thank you for your time concerning these important matters
to us.

Yours truly,

Stephen F. Labcock
Stephen F. Labcock, President

Copy sent to Robert Kenney

Bay Village

February 25, 1971

Mr. Stephen D. Babersk, Jr. Esq.
Bay Village City Board of Directors
Atty. Stephen D. Babersk
Boston, Massachusetts 02113

SUBJECT: South Cove Project
Mass. R-92

Dear Mr. Babersk,

Thank you for your very concerned letter of February 17th in which you requested interim lighting of various locations in the Bay Village area of the South Cove. In accordance with existing regulations established by the Division and Urban Development Department, the Redevelopment Authority is not authorized to expend funds on temporary work.

In response to the specific locations for lighting mentioned in your letter the following are being done:

1. Beach Street near Broadway - we expect to assemble a contract to complete the existing gas lights and brick sidewalks in this area by late summer or early fall. In the meantime, we will investigate the possibility of some sort of temporary lighting.
2. Church Street near Franklin - we are presently performing contract work in this area and gas electric lights are included. It is hoped that the poles will be installed and activated within several weeks.
3. Corner of Church and Main Street (over the little garden) - we have not picked our work in this area. Several new gas lights were installed on the new sidewalks.

I am pleased to inform you that your concern with respect to the pending change on Main Street has been resolved. Mr. Guley of the Guley Company has agreed that he will install his plan to obtain a sign, a canopy and any other items to be installed on his residence. He further informed us that he will write to the Building Department to request that his application be considered with a view to be approved to you.

I hope that you find this satisfactory and should you have any questions do not hesitate to contact me.

Sincerely,

William R. Eckstein

HISTORICAL RESTORATION — Jim Adams, president of Charlestown Development Corporation and a resident of 38 Harvard Street, outlines his plan for restoration of Thompson Triangle to members of the Charlestown Historical Society at a recent meeting. (Photo by Clyde Van Wert)

Historical Renovation Of "Thompson Triangle"

Jim Adams, President of Charlestown Development Corp. and a resident of 38 Harvard Street, Charlestown, was guest speaker at a recent meeting of the Charlestown Historical Society. The Board of the Society, which is composed of Charlestown Development Corp. and the Charlestown Historical Society, is planning to historically restore and renovate the Thompson Triangle, which runs between Main and Warren Streets from Pleasant Street to Thompson Square.

Adams' plan for a "mini" restoration program would save some architecturally important buildings in Charlestown as well as add new housing to the area.

The project when completed will see five restored early Charlestown relics complemented by eight new sales and rental units.

Involved in the "Thompson Triangle" is the old "Warren Tavern" at 105-107 Main Street built in 1780 and considered a favorite meeting place of Paul Revere, as well as the site of the founding of Charlestown's Masonic order. But architecturally the style is considered "pre-Federal", of "late Georgian" or "post Colonial". It's also listed as one of the first houses erected after the great Charlestown fire (the British put the torch to the town after the Battle of Bunker Hill).

One home at 119 Main Street dates to about 1796 and is the house that gave Thompson Square its name. This was the estate of Benjamin Thompson and it is considered an example of Federal style — "boxy and prim."

Another structure is the Timothy Thompson house, built about 1805 at Thompson and Warren Streets. According to some notes on this house, it retains its original interior and clapboards.

"With adjacent houses it contributes to a grouping of Federal village houses that has survived miraculously since Thomas Jefferson was President," according to architectural research notes.

Completing the list of old buildings to be saved are the "Round Corner" house and the "Armstrong House," listed as being constructed about 1803 to 1814 as combined storey and

residences. Boston-based architect Lawrence Rubin, commissioned for the job, plans new multi-family housing "designed to complement but not imitate the abutting Armstrong and Round Corner houses. New housing would include two single family dwelling units that may be put up for sale under the proposed FHA subsidy program for home ownership known as section 235. A new six-unit apartment also would be constructed along Main St. Three buildings on the site of 1930 vintage will be torn down.

The architect's plan encloses commercial space on ground floor levels — little shops along Main St. The Armstrong and Round Corner houses would have three commercial bays. The city's renewal agency is asking the developer to investigate the possibility of turning the Warren Tavern ground floor into a restaurant or perhaps a smart tavern, says Adams.

The Timothy Thompson house would be turned into a four-bedroom single, with no retail. Other renovated structures would have from one to three bedrooms apartments.

The "triangle" also would be finished with other historic effects that would come from gas lights and brick pavings. One blighting influence to the whole triangle presently is, of course, the overhead elevated along Main St. But this is slated to be torn down, a commitment nailed down by former renewal director Edward J. Logue before he left Boston.

Adams now lives at 38 Harvard St. which he and his wife purchased. And with a lay

CONTINUED ON PAGE 25

WEEKLY \$2.00

MAR 6 1970

New England
Newspaper

Thompson Triangle

interest FHA 112 loan, available for rehabilitating the in town areas, they turned the four rooming house into three-family unit, occupying a unit and turning out the old two.

"About 1 1/2 years ago I found a little company to do me rehabilitation," said Adams.

"We put in a proposal for rehabbing five buildings and by since completed the work it included 12 apartments." O renovation included six-bedroom unit, others are two to three bedroom units. Some were leased to the Boston Housing Authority.

After Mr. Adams had completed his discussion and illustration of his proposal for the "Thompson Triangle" many of the members of the Charlestown Historical Society turned in plans and pictures of a special firm concerning this restoration program.

March 11, 1971

MR. FRANK PRATT
ACTING DIRECTOR FOR CHARLESTOWN PROJECT
BOSTON REDEVELOPMENT AUTHORITY
BOSTON MASS

The Citizen's Advisory Committee for Charlestown's R-2
Development has directed me as Chairman to address their pro-
test and appeal for help to you.

This Committee is exasperated at the long and inordinate delay of the Developers in the construction of the Mishawum Park Housing Development. The Committee insists that further delay would be intolerable and that the Developer be so notified.

Charlestown's lack of adequate housing compels the Committee to suggest that you consider the selection of another Developer if you fail to receive adequate assurance from the present Developer. Please keep us informed of your actions.

On behalf of the Citizens Advisory Committee I extend their thanks for your help and advice.

Eugene Hennebury
Eugene Hennebury
Chairman

Citizens Advisory Committee

For R-2 Development

18 Seminary St.

Charlestown, Mass.

242-4612

RECEIVED

MAR 12 1971

BOSTON REDEVELOPMENT AUTHORITY
CHARLESTOWN SITE OFFICE

17 Street
Cambridge Massachusetts 02138
617/432-7350

File - R-2

Mr Frank Pratt
Boston Redevelopment Authority
29 Main Street
Charlestown, Mass. 02129

14 Apr 1971

Dear Frank,


I am writing at the request of Dick Dray to inform you of the status of the Mishawum Park development.

As you know a group of us representing the developers, general contractor, architects, and engineers met with Swift Industries in Pittsburgh on the 25th of March. At that time we discussed the redesign of the project to meet the requirements and wishes of the modular manufacturer and the general contractor and to clearly establish areas of responsibility. The result of this was that we were to accomplish the redraw to meet these requirements, the essentials of the financing of the redraw were established, and a schedule for same was set up which you will find enclosed.

Work is presently in progress and it should be possible to meet these deadlines barring some unforeseen delay in obtaining the Engineering Bulletin.

Dick will be back at work on Wednesday the 21st and you may contact him at that time should you desire any additional information.

Yours very truly,
FREEMAN/HARDENBERGH ASSOC INC.


Thomas E. Hardenbergh III AIA

TEH/lb

Encl: 1

JUN 24 1971

BOSTON REDEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR

18 Seminary St
Charlestown, MA
June 23, 1971

Mr. Robert T. Kenney, Director
Boston Redevelopment Authority
City Hall, Boston, Mass.

RECEIVED

JUN 29 1971

Re: Mishawum Park Development
Charlestown Urban Renewal Area.

BOSTON REDEVELOPMENT AUTHORITY
CHARLESTOWN CITY OFFICE

Dear Mr. Kenney

I have been directed, as Chairman of the Citizens Advisory Committee for Charlestown's Re-Development, to seek your help and direction in regards to the long delay of the Developers (Mahony-Mahony & King) in the construction of the Mishawum Park Housing Development.

We are sick and tired of the apparent lack of genuine concern for this development by the Developers.

The Committee has discussed this at great length and it is our opinion that if it is possible to maintain the present Architects (Freeman/Hardenberg Assoc) and find a new developer. We like the Architect Plans and Redesign and feel this ^{will} help to get started soon.

We also feel that if something

is not done soon that the F. H. A. will
withdraw the appropriation for this development.

Thank you very much for your
attention.

Hope to hear from you soon.

Sincerely

Eugene Hennessy, Chairman
Citizens Advisory Committee

for R2 Development.

Tel. 242-4612

WHEN SIGNED, PLEASE RETURN TO PAPER PRIST

JUL 15 1971

RECEIVED

MR. DR. HENNESSY
Chairman, Citizens Advisory Committee
for the development
10 Cambridge Street
Charlestown, Massachusetts 02129

JUL 15 1971

BOSTON REINTEGRATION AUTHORITY
CHARLESTOWN CITY CENTER

Dear Mr. Hennessey:

Thank you for your letter of June 25, 1971 expressing your concern with the construction of Michawan Park housing development.

I can appreciate your concern with the developer's delay, however, I do feel that we are seeing some real progress made at this time. For example, the developer has received an extension from RM for the filing of the necessary plans and documents so that there is certainly no danger of losing the allocation of funds. In addition, the developer expects to make final submission of all documents and plans to RM by July 15. They also plan to have the general contractor submit the final costs by July 9. The developer anticipates that RM will take three to four weeks to approve the plans for Michawan Park, which should bring us to a final approval date of August 15, 1971.

Although the Authority is nearly as impatient as you with the developer, we feel that the final plans and their approval are too close to completion to consider finding a new developer at this point in time.

Thank you for your interest. I assure you that Mr. Paster in the Charlestown Project Office will keep you abreast of all the most recent development concerning this development.

Sincerely,

Pratt/sc
Typed 6/29/71

Robert W. Kenney
Director

October 1, 1979

[illegible]

the 1990s, the number of people in the world who are under 15 years of age is expected to increase from 1.1 billion to 1.5 billion, and the number of people aged 65 and over is expected to increase from 250 million to 450 million (United Nations, 1994).

2. The date to your Letter of 6/26/74 for 82, 1874. You will find a list of buildings under the Boston Building Department. The information is contained in by checking with Mr. Daniel Kent, City Clerk, Treasurer for Charleston.

It is clearly that Mr. Nichols plans exhibited by the Civil War
Warren Allen Graham (1871) are clearly approved showing that the
and are going to acknowledge and that they are permitted to do by the
city. What is to say the plans are not also approved working in them
There, the greatest government work as determined by an engineer.

It is further pointed out that the CIA surely wants the OGC to be able to say that they are sitting late in extremely expensive and difficult projects. It therefore requested that the city tell the OGC that it is required if the OGC should try to implement the Nichols Plan.

The enclosed list of violators was already due today. The names of the violators and number had been changed from that which I listed in my letter dated September 17, 1970.

the contract is when the society is ready to deal in a certain
manner.

ENDING YOURS,

Project Directors

cc: Richard W. O'Connor, V.P.
Walter Van Wert, Treasurer

10/15/71

CHARLESTON TOWN MEMORIAL COLLEGE

William Codrington	33 Corey Street	242-4425
James W. Conway	7 Belmont Street	242-9547
James M. Doherty	295 Bunker Hill Street	242-0469
Eugene Hennessey	18 Seminary Street	242-4612
Paul Jones	29 Concord Street W. 4th Tr. Tr.	242-1629
James F. McCowan	60 Sullivan Street	242-4853
Michael Mansfield	15 Miller Street	242-1932
Mrs. Katherine Wall	43 High Street	242-4077

Meeting 10/14/71 - Charleston Side Office
29 Main St., Charleston

cc: Richard Drey

Mr. J. W. C.

100 N. 1st St.

Mar 7, 1971

Print Contract for 1-2 Side

The Preservation Society has found our attention to the fact that the street, which was the entrance to the Philip's Burial Ground and the main street right off of it should remain as an entrance street after the contract is complete. We thought, contrary with this decision and on which we did not agree it in the initial contract agreement.

Will you please have Howard's delay determine the feasibility of resurfacing these streets with cobble stones when they are needed.

Please get back to me on this matter as I wait for the Preservation Society of our decision.

/s/

MAR 5 1970

New
England
Newspaper

Civic Leaders Cool to Stadium

By ANDY MERTON

STAFF WRITER

About 35 people took part

in a meeting last night at

St. Ann's School Hall, 222

Revere Street, Dorchester,

Mass., at which Warren will

appear, is scheduled for Sun-

day at 2 p.m. in St. Ann's

School Hall, 222 Revere Ave.

Warner made the following

points:

—The stadium, including

hard acquisition, can definitely

be developed for an outside

figure of \$16 million.

—The stadium, including

hard acquisition, can definitely

be developed for an outside

figure of \$16 million.

—The stadium, including

hard acquisition, can definitely

be developed for an outside

figure of \$16 million.

—The stadium, including

hard acquisition, can definitely

be developed for an outside

figure of \$16 million.

—The stadium, including

hard acquisition, can definitely

be developed for an outside

figure of \$16 million.

—The stadium, including

hard acquisition, can definitely

be developed for an outside

figure of \$16 million.

—The stadium, including

hard acquisition, can definitely

be developed for an outside

figure of \$16 million.

—The stadium, including

hard acquisition, can definitely

be developed for an outside

figure of \$16 million.

—The stadium, including

hard acquisition, can definitely

be developed for an outside

figure of \$16 million.

—The stadium, including

hard acquisition, can definitely

be developed for an outside

figure of \$16 million.

—The stadium, including

hard acquisition, can definitely

be developed for an outside

figure of \$16 million.

—The stadium, including

hard acquisition, can definitely

be developed for an outside

figure of \$16 million.

—The stadium, including

hard acquisition, can definitely

be developed for an outside

figure of \$16 million.

—The stadium, including

hard acquisition, can definitely

be developed for an outside

figure of \$16 million.

—The stadium, including

hard acquisition, can definitely

be developed for an outside

figure of \$16 million.

—The stadium, including

hard acquisition, can definitely

be developed for an outside

figure of \$16 million.

—The stadium, including

hard acquisition, can definitely

be developed for an outside

figure of \$16 million.

—The stadium, including

hard acquisition, can definitely

be developed for an outside

figure of \$16 million.

—The stadium, including

hard acquisition, can definitely

be developed for an outside

figure of \$16 million.

DORCHESTER ARGUS-
CITIZEN
BOSTON, MASS.
WEEKLY 6,100

MAR 10 1970

New
England
Newspaper

member of D.U.N.A.

Cedar Grove Civic Assn. Flays Stadium Proposal

The Cedar Grove Civic Association sponsored a meeting on March 9 to investigate the possibility of building a stadium in the neighborhood of Dorchester.

The meeting was a "fact finding" session with the Redevelopment Authority and Association meeting at St. Ann's School Hall.

Peter G. Meade, president of the Cedar Grove Civic Association, invited the Redevelopment Authority to meet with the people of Dorchester. It was Meade's feeling that the meeting should be an attempt to find answer to the citizens of Dorchester, rather than an emotional outburst of pro's and con's.

An unexpectedly large crowd of 500 persons filled the hall. Questions were asked. Representatives stated positions, and interested citizens were able to formulate their opinions based on facts.

Meade, who has subsequently voiced opposition to the stadium proposal, chaired the discussion and prevented it from getting out of order. Boston television stations covered the high points of the session.

In subsequent discussions the Cedar Grove Civic Association moved to oppose the stadium proposal. Meade then carried the opinion of the organization to still another meeting held on Thursday night, March 12, at Dorchester High School. The Committee on Home Rule

Legislation of the Boston City Council sponsored this second session. The meeting was chaired by Councillor John L. Kallenstall, Jr.

Meade stated that the Association, after asking for and receiving information on the stadium proposal, had moved to oppose it. Opposition, he claimed, was based on

Questions of parking, disruption of the neighborhood, traffic, and the feasibility of the MBTA station. Concluding his remarks, Meade stated: "The Boston Redevelopment Authority would take a productive residential neighborhood and destroy it, leaving us with a city of the very rich and the very poor and a stadium in the middle."

—The stadium, including hard acquisition, can definitely be developed for an outside figure of \$16 million.

—The stadium, including hard acquisition, can definitely be developed for an outside figure of \$16 million.

—The stadium, including hard acquisition, can definitely be developed for an outside figure of \$16 million.

—The stadium, including hard acquisition, can definitely be developed for an outside figure of \$16 million.

—The stadium, including hard acquisition, can definitely be developed for an outside figure of \$16 million.

—The stadium, including hard acquisition, can definitely be developed for an outside figure of \$16 million.

—The stadium, including hard acquisition, can definitely be developed for an outside figure of \$16 million.

—The stadium, including hard acquisition, can definitely be developed for an outside figure of \$16 million.

—The stadium, including hard acquisition, can definitely be developed for an outside figure of \$16 million.

—The stadium, including hard acquisition, can definitely be developed for an outside figure of \$16 million.

—The stadium, including hard acquisition, can definitely be developed for an outside figure of \$16 million.

—The stadium, including hard acquisition, can definitely be developed for an outside figure of \$16 million.

—The stadium, including hard acquisition, can definitely be developed for an outside figure of \$16 million.

—The stadium, including hard acquisition, can definitely be developed for an outside figure of \$16 million.

—The stadium, including hard acquisition, can definitely be developed for an outside figure of \$16 million.

—The stadium, including hard acquisition, can definitely be developed for an outside figure of \$16 million.

—The stadium, including hard acquisition, can definitely be developed for an outside figure of \$16 million.

—The stadium, including hard acquisition, can definitely be developed for an outside figure of \$16 million.

—The stadium, including hard acquisition, can definitely be developed for an outside figure of \$16 million.

OT 1355

Is Corner Coming Alive

By David Taylor, Globe Staff

Residents of the Fields Corner area of Dorchester—never considered a standard hotbed of modern day radicalism—are proving that "Power to The People" is more than mere New Left rhetoric.

It's all because people like Helen Sinawski, a hefty mother of six who lives on Leedsville street, decided to do more than just vocalize the common complaint that Fields Corner was actually "Forgotten Corner."

And because she and about 15 other residents did decide to do more, Fields Corner is well on its way toward witnessing the realization of the nation's largest one-stop recreational and social service center.

The \$1.6 million facility, which will replace the ancient and long-since-condemned Dorchester House at 1353 Dorchester av., will include a health center, gymnasium, indoor swimming pool, day care center, senior citizens lounge and teenage drop-in center, community meeting rooms, and various cultural enrichment, neighborhood aide and job counseling programs.

The impetus really sprang from "The People," who jointly were of the opinion that Fields Corner, like many other dilapidated and generally depressed white urban areas, was being shortchanged by various levels of city, state and federal government.

It remained for a hard-core group of residents to channel the community's feelings of contempt, anger and depression toward some constructive end.

Most of the members of this group, which adopted the name The Determined People of Dorchester, opened to the public a "People's Open House" in 1971. And because they felt that the government was not doing enough, they weren't averse to the idea of not waiting for the city to build such a facility but to build it themselves.

"I have six children between the ages of 27 and 2, and my 2-year-old is going to one of the first patrons of the new Dorchester House," Mrs. Sinawski said last week while waiting for her weight watchers' exercise class to begin.

DORCHESTER, Page 20

Fields Corner coming alive again

DORCHESTER

(Continued from Page 1)

"And I've already got six grandchildren in the area, and I expect to have great grandchildren before too many years, and there kids are going to need that building."

It was while she was working in 1967 as a neighborhood aide for the Dorchester House Information Center that she really became upset about the extreme needs and problems of the people in Fields Corner and the almost total lack of facilities to deal with them.

Dorchester House, of course, was doing its best, offering various recreational and mental health programs for young and old, but the building had been condemned in the mid-60s for being a fire hazard and structurally sound.

And when Head Start money had to be turned down in 1968 because a fee building to house the program could not be found, the Determined People swung into action.

"There was a feeling at, if anything was ever to be done for the 'Forgotten Corner,' it was up to us people to organize. There had been talk about new Dorchester House years, but it was just talk," said Mrs. Sinawski.

The group began to meet every week and, although admittedly floundered at first, specific areas of need were eventually fixed.

As envisioned, the center would serve Fields Corner and surrounding neighborhoods, a neighborhood with an overall population of 500 or larger than the rest of Brockton.

A survey of this area, conducted with the help of

Tufts University students, detailed what the residents already knew: that there was a severe lack of recreational, social welfare, medical and child care facilities in the community.

Specifically, the extent of such facilities was: one recreational facility with a gym, the little City Hall, the welfare office, the 83-year-old Dorchester House, and a Health and Hospitals clinic open two hours a week, primarily for immunization of pre-school children.

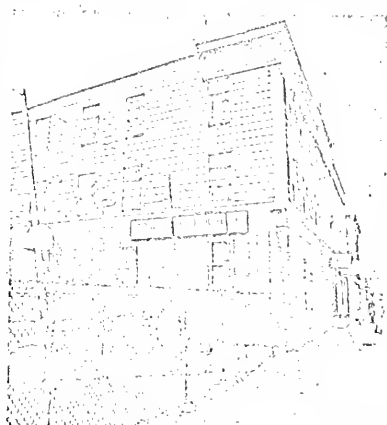
The survey also showed that more than 40 percent of the Fields Corner residents had annual incomes less than \$4,000, that a 44 percent increase in dilapidated housing occurred between 1950 and 1960, that there had been sharp increases in the welfare rolls in recent years, and that infant mortality rates were far above average.

So the Determined People began a series of sometimes frustrating, sometimes fruitful meetings with city and federal officials, architects, planners, and directors of the Federated Dorchester Neighborhood Houses, Inc., of which Dorchester House is a part.

In time, their efforts started to show results. The directors agreed to donate the two acres of land that Dorchester House now occupies for the site of the new facility.

A steering committee, composed of professional and community people, was formed to bring together the various groups and individuals who had been working for a multi-purpose facility. Funds from the City of Brockton, the State of Massachusetts, and the Federal Government were secured.

Eventually, after much red tape and a couple of frustrating trips to Wash-



THE OLD, CONDEMNED DORCHESTER HOUSE

ington, the Determined People were informed that HUD had granted them \$1 million, with the stipulation that \$600,000 in matching funds be raised locally.

The \$600,000 figure was, of course, the major stumbling block. However, the

city agreed to build and maintain the indoor pool, which cut the overall amount needed to \$300,000.

Another \$130,000 was pledged by various charities and foundations and it is hoped that another \$100,000 will come from similar sources.

The final \$70,000, the toughest. If the community or friends of the center could raise \$40,000 of it, the final \$30,000 would be promised to the final \$30,000.

The final real center hinges on \$40,000, and more are being sought areas and can be Robert S. New National Bank, 100 Dorchester av., Dorchester.

If all goes well, fund raising, will start in September. The neighborhood center has already up in the old Dorchester House.

When completed seven agencies in Dorchester House occupy space for programs and services to the community in the center.

The structure will be 42,228 square feet, divided into five sections: medical, dental, and services, time activities, center, and athletic.

Residents interested in stadium proposal

By Will McDonough
Globe Staff

The Neponset Stadium plan is not going to evolve into a "horror show".

This is the judgment of Peter G. Meade, president of the Cedar Grove civic group which represents 3000 families from the Neponset area.

"We appreciate the concern of some of the politicians," says Meade, "but right now the people of Neponset are going to make their own decisions on this stadium thing."

"And we're going to make them based on the facts. We're going to let the people involved have their say. Then we'll weigh everything involved and come to our decision."

Meade, and some of his fellow civic leaders in Neponset, like Brian Leahy and Frank McDonough, have been irked at the political by-play of the last few days.

"I think most of our community was really upset at the petition (Saltonstall-Hicks) to have a public meeting in Neponset this Thursday night."

"No one from the City Council ever asked us about this. Then we read that they want a public hearing in Neponset about the stadium on a night when we already have a big civic meeting in the area on something else."

At the request of some of the local state representatives in the Dorchester area, City Councilors Louise Day Hicks and John Saltonstall moved Monday for a public hearing Thursday night at Florian Hall in that section.

The attempt was obviously ill-timed all around and was voted down by their fellow City Councilors, who didn't feel it feasible to go into the area to

discuss a plan which had not been presented even to the Council yet.

1276 A
"The leaders from all over the area have been invited by the City Council to come to the meeting in the City Council Chamber on Thursday night."

"When this meeting is over our fight — the Cedar Grove Civic Group."

STADIUM, Page 28



PETER MEADE
Sane Approach

Neponset residents plan sane stadium approach

★STADIUM
Continued from Page 27

and Dopes Don't Get Around — will make a sane announcement."

"This announcement will meet the City Council's intention of the stadium one week later — the Lowell Civic Center."

where is it? — the Lowell Civic Center will be the site of the stadium."

Meade and his associates feel that this type of "sane approach" will eliminate the "horror shows" that such public hearings have developed into in the past.

"I've seen the way that some people in other parts of the city have reacted at public hearings and I've been embarrassed for them," said Meade. "We have great people in Neponset—people who can make up their own minds and reason out this situation."

"If, in the long run, we can use the stadium to our

in the opinion of the majority, we'd not help us then we'd be against it."

member of
D.U.N.A.

APPLICATION FOR NEIGHBORHOOD FACILITIES GRANT

BINDER NO.:

CITY OF BOSTON/FIELDS CORNER
NEIGHBORHOOD CENTER

SUBMISSION DATE:

ST. PETER'S RECTORY
369 LOWDOIN STREET
DORCHESTER, MASS. 02122

January 15, 1969

Mr. Fred MacDonald, Chairman
Fields Corner Committee for a Community Center
1353 Dorchester Avenue
Dorchester, Massachusetts 02122

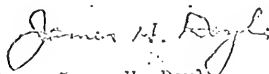
Dear Mr. MacDonald:

It gives me great pleasure to write a support letter and to say that I am 100% behind the new Community Center which you are planning to erect in Fields Corner. I know that the Community is in dire need of such a Center.

Since 1959 I have been the pastor of St. Peter's Parish and I can readily assure you that I can see no possibility of erecting a center of this type with out assistance from the Federal Government. In such a thickly populated section with large numbers of families on minimal wages this type of building would be most appreciated.

I assure you that I will be glad to be of any assistance I can in helping you to reach your goal in this most necessary project.

Sincerely yours in Christ,


Rt. Rev. James H. Doyle

APPLICATION FOR RECREATION FACILITIES GRANT

BINDER NO.:

CITY OF DORCHESTER CENTER
RECREATION CENTER

SUBMISSION DATE:

Rev. Henry J. O'Connell, P.S.
240 Adams Street, Dedham, Massachusetts 02122

January 13, 1969.

Mr. Fred MacDonald, Chairman
Committee for a Community Center
1353 Dorchester Avenue
Dorchester Massachusetts

Dear Fred,

I whole heartedly subscribe to the project for a 'New Dorchester House' with an extended policy and enlarged activity built on an already very solid foundation of efficient community service for so many years.

With a program that has a place for all ages from youth through old age, I feel with you and your committee that it is time that the Federal Government allocated funds for such a project here as has been done, I am sure in other communities in the country.

The sacrifice and hard work of individuals who have labored for the Dorchester House privately through the years is evidence enough of the serious purpose and community desire on the part of so many here in this area.

I do hope that your committee can meet all the requirements of the Federal Bureau concerned with such a project so that the activity of Dorchester House may continue and play an even greater part in the recreational, educational and leisure programs so necessary for members of all age groups in a family dwelling area such as ours in this part of Dorchester.

We hope to see your selfless efforts blessed with success.

Sincerely Yours,

Rev. Henry J. O'Connell

Pastor, St. Ambrose Church

CITY OF BOSTON/FIELDS CORNER
NEIGHBORHOOD CENTER

SUBMISSION DATE:

Dorchester Community Center

a foundation stone of our nation

established 1630

10 Park Street, Dorchester 27, Mass.

JAMES E. ALLEN
Minister

Main: COlumbia 5-2211

Church: GEneva 6-0127

THOMAS WOOD HODGE
Clark

February 7, 1969

An appraisal of the need for a new Dorchester House, addressed to those who care.

During my fifteen years as pastor of Boston's oldest church, the First Parish Church in Dorchester, and as a member of the governing board of Dorchester House, I have observed many overt changes and many new influences of a more subtle kind, bringing new problems and requiring more adequate community action for the sake of the many poor families and the hundreds of underprivileged children of this area.

Rebellion amongst the young is not original with the youth of Dorchester, as there are evidences of restless discontent found with adolescents around the world. Their adjustments toward change are found here, too; but the positive response of the young toward attention and help seems to me stronger here than in most places. Our children and youth do not appear to be hampered by false sophistication as much as some, and they do respond to the merger attention we are able to give them. In order to supplement what is going on for the teenagers of our Meeting House Hill area - adjacent and to the East of Dorchester House, we held a dance about once each month attended by about 150 teen-agers, so we know these children and have opportunity to observe them closely.

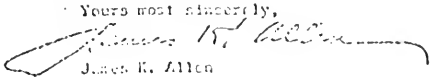
There is little really serious juvenile delinquency and no prostitution in this area and almost no narcotics addition. Our youth are within reach and can be helped so that they will become responsible citizens, but we lack the physical facilities. They do not have outlets for energy comparable to the young of the suburbs and have little opportunity to enlist in the normal activities of normal American children.

Most of the affluent people who lived here some years ago have moved away, but new families with less money and more children have moved in, increasing the problems of the area but having in themselves few resources for solving them. Most of the families nearby have television sets, but many of them have no automobiles and no hopes for owning one. This isolates a considerable percentage of the population, but something more dramatic goes with the isolation, namely the feeling of neglect - the not having what others have in opportunity and privilege.

We have seen an increasing number of negro families coming into our community, as also have Puerto Ricans, and though many things are being done for these minority groups in some areas, the same cannot be said for this section of Dorchester. But we need not single them out to find neglected children and youth. The white children of this part of Boston are often in an economic stratum below that of their colored neighbors, and there is no national campaign or no special emphasis being made anywhere in their behalf. There are hundreds of these children within easy reach of Dorchester House. They hang on street corners and in alley ways with little motivation. The only time they attract attention of many adults is the time they engage in breaking windows or in making disturbing noise, and these things are done by only a few of them. The rest endure their lot in silent protest.

If we had a community building sufficient to serve families - the older as well as the younger, the environment of this area would change for the better. There could be club groups and activity-sponsoring organizations saving the lives of these people. The people around here are important and should not be forgotten.

Yours most sincerely,


James E. Allen

APPLICATION FOR NEIGHBORHOOD FACILITIES COMMITTEE

BINDER NO.:

CITY OF BOSTON/FIELDS CORNER
NEIGHBORHOOD CENTER

SUBMISSION DATE:

IMMANUEL BAPTIST CHURCH

DORCHESTER, MASSACHUSETTS
REV. RALPH G. BARNES, PASTOR

Residence: 120 Park Street
Dorchester, Mass. 02122
Telephone: 436-4745

Church: 151 Adams Street
Dorchester, Mass. 02122
Telephone: 265-3505

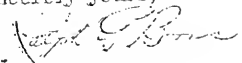
January 17, 1969

Fields Corner Committee for a Community Center
1353 Dorchester Avenue
Dorchester, Massachusetts 02122

Dear Friends:

At our annual meeting last evening your request concerning the community center in Fields Corner was presented. It was the unanimous opinion of the members to support this concept of building and we trust you will have no difficulty in securing federal assistance.

Sincerely yours,


Ralph G. Barnes
Pastor

APPLICATION FOR NEIGHBORHOOD FACILITIES GRANT

BINDER NO.:

CITY OF BOSTON/THELES CORNER
NEIGHBORHOOD CENTER

SUBMISSION DATE:

BOSTON PUBLIC SCHOOLS



OFFICE OF THE CITY CLERK, BOSTON
THOMAS A. WHELAN

January 30, 1969

Mrs. Diana McLure
Dorchester House
1353 Dorchester Avenue
Dorchester, Massachusetts 02122

Dear Mrs. McLure:

For eight years I was associated with Roxbury Neighborhood House as Boys' Worker during the fall and winter terms and as Playground Director during the summer school recess. At a later time I established arts and crafts, wood-working and drama classes at Denison House. Both of these complexes were serving catchment areas comparable to that in which the present Dorchester House is located.

Because of my experience I feel sufficiently qualified to speak in support of your proposal for a new multi-purpose center.

I am sure that the problem characteristics are easily identified in your area where there is a need for the physical facilities to bring young men together in competitive sports. This would eliminate much of the incidence of vandalism. The need for a comprehensive tutorial program to enable the slow starting pupils and/or those who wish to continue with an interrupted education would certainly be an area with high priority. I am sure that such assistance would eliminate a great many of the present "drop-outs" who leave school every year because of the irrelevancy of the curriculum or frustration because of an inability to master subject matter.

A broad spectrum of leisure-time activities should be considered as a release from the hectic life; the joy of accomplishment - the pride of creativity which are sufficient compensation in themselves for the creation of such programs.

ASSOCIATION FOR INTEGRATED FACILITIES CENTER
CITY OF FOSTON/TITLES CENTER
NEIGHBORHOOD CENTER

BINDER 10.1

SUBMISSION DATE:

- 2 -

There should be sufficient room for young adults and teen-agers to satisfy their gregarious instincts to meet and exchange ideas.

Browsing and meeting space should be made available for parents to plan and seek counsel for the problems which develop in large families of moderate means.

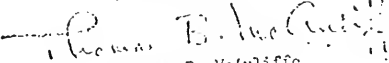
Lastly, provisions should be made for senior citizens to avoid "the black death of loneliness" by meeting informally and frequently in a friendly atmosphere.

There is no doubt that such a House would be of incalculable value to Dorchester through the numerous services which could be offered from the well-baby pre-school clinics to the geriatric colloquiums.

I earnestly hope that a proposal for such a center would be speedily accepted; an urban school system needs such a sensitive and subjective organization to aid it in the development of responsible citizens.

Kind regards.

Most sincerely,


Thomas E. McLaughlin
Assistant Superintendent - Area III

TEH:HT

APPLICATION FOR NEIGHBORHOOD FACILITIES GRANT

BINDER NO.:

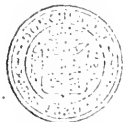
CITY OF BOSTON/FIELDS CORNER
NEIGHBORHOOD CENTER

SUBMISSION DATE:

THOMAS H. MATTHEWS, Vice President
President T.H. Matthews & Son, Inc.

NELSON F. HERMANCE, Treasurer
Treasurer, Fidelity Co., Ltd.
Dorchester, Mass. Co-operative Bank

GEORGE A. MCKENZIE, President
A.M. Johnson & Son



Dorchester Board of Trade

80 DEPONENT AVENUE, DORCHESTER, MASS., 02122

Market Chamber of Commerce of the United States

F. RAY WITHAM, Executive Secretary
Telephone: 658-2015

January 16th 1969

Mr. Fred MacDonald - Chairman
Fields Corner Committee for A Community Center
1353 Dorchester Avenue
Dorchester, Massachusetts 02122

Dear Mr. MacDonald:

As an organization interested in the business climate and the future development of all of Dorchester, we are certainly very much concerned with the efforts of your group to sponsor the development of the Fields Corner community through the medium of a Community Center. The need there for such a center seems to be most urgent.

While vandalism and law enforcement problems are common to the entire city, our members in the Fields Corner section have reported what seems to us to be a greater incidence of general delinquency than in other parts of Dorchester. The general decadence, so often alluded to by some of older business houses might well be retarded or even reversed by such a center, properly administered in the interest of the residents and business people there.

Certainly the establishment of such a center would have a beneficial effect upon the Fields Corner community and a stimulating action upon all of Dorchester. We endorse your splendid efforts most wholeheartedly.

Very sincerely,
DORCHESTER BOARD OF TRADE

F. Ray Witham

FRM/1

BOARD OF DIRECTORS

ALBRE MARBLE & TILL CO., Inc.
Lawrence O. Alder
W. T. KELLEY LUMBER CO.
Walter T. Kelley, Jr.
HARRISLEY BROS.
Francis Harrisley
J. CUTLER CO., INC.
Walter H. C. Lord, Vice President
E. BUTTS, REALTORS
Charles R. Butts

BOSTON INSULATED WIRE & CABLE
CO., INC.
Harry B. Emley, Treasurer
FIRST NATIONAL BANK OF BOSTON
A. J. Gerard, League, Manager (Common St.)
MELTING HOUSE HILL CO-OPERATIVE
BANK
Col. Thomas L. O'Keefe, Treasurer
Officer

DORCHESTER SAVINGS BANK
Arthur F. Shaw, Jr., President
THOMPSON WIRE CO.
Frederick A. Giles
John H. Carver & Co.
Joseph F. Carver
KEYSTONE CAMERA CO., Inc.
Jack Rosenberg
A. H. JOHNSON & SON
Edward W. Hunter

MEMBERSHIP IN THE BOARD OF TRADE IS BUSINESS INSURANCE

DINNER NO. :

SUBMISSION DATE:



UNITED
COMMUNITY
SERVICES
of
METROPOLITAN
BOSTON

HEALTH & WELFARE PLANNING IN THE MASSACHUSETTS BAY AREA
IN SOMERSET STATES • FOLTON • MASS. 02175 • (617) 81-2000

January 16, 1969

Mr. Fred MacDonald
Fields Corner Committee
for a Community Center
1353 Dorchester Avenue
Dorchester, Massachusetts 02122

Dear Mr. MacDonald:

United Community Services formally endorses the proposal for a Dorchester House Neighborhood Service Center with a sevenfold service program.

The need for a community facility which will offer comprehensive services to the surrounding neighborhood is well documented. Berchester House with its current staff can serve only a fraction of the community's needs, and the deteriorating physical condition of the physical plant itself limits any significant program expansion.

The establishment of an adequate community facility becomes of even higher priority when its impact on the racial crisis is considered. The white working-class population which makes up most of the proposed service area is already resentful because of the severe lack of services. A positive response to their legitimate grievances is needed to deter formation of a strong backlash. In addition, as the neighborhood integrates, the community facility should serve as a unifying factor.

Since Federated Dorchester Neighborhood Houses is a member agency of United Community Services, we expect to continue to work closely with the agency in furthering the establishment of this neighborhood service center.

Sincerely,

Harold W. Demore, Jr., Ph.D.
Executive Director

15517 : 14:0

2. RELEVANT CHANGES

ATTENTION FOR NEIGHBORHOOD FACILITIES GRANT

BINDER NO.:

CITY OF BOSTON/FIELDS CORNER
NEIGHBORHOOD CENTER

SUBMISSION DATE:



KEVIN H. WHITE
MAYOR

CITY OF BOSTON
OFFICE OF THE MAYOR
CITY HALL, BOSTON

November 22, 1968

Mr. Fred MacDonald, Chairman
Determined People of Dorchester
1353 Dorchester Avenue
Dorchester, Massachusetts

Dear Mr. MacDonald:

Thank you for your letter of November 21 requesting help with the preparation of an application for federal funding.

I have asked Mr. Colin Diver of my staff to provide any assistance in this respect that you may require. I understand that Mr. Diver attended a recent meeting of community representatives and, therefore, has some familiarity with your needs.

Your proposal sounds extremely worthwhile. I hope this office can assist your group to bring it to fruition.

Sincerely,

Kevin H. White
Mayor

KHW:mo

APPLICATION FOR RECOMMENDED FACILITIES COMMITTEE

BINDER NO.:

CITY OF BOSTON / DORCHESTER COUNCIL
RECOMMENDED CENTER

SUBMISSION DATE:



KEVIN H. WHITE
MAYOR

CITY OF BOSTON
OFFICE OF THE MAYOR
CITY HALL, BOSTON

November 19, 1968

The Determined People of Dorchester
Dorchester House
1353 Dorchester Avenue
Dorchester, Massachusetts 02124

Gentlemen:

Your plans for a new multi-service center are commendable. The need for such a facility is clear.

We are certain that you must and will succeed.

Very truly yours,

Robert W. Hecht
Robert W. Hecht, Jr.
Special Assistant to the Mayor
Human Relations Task Force

HWI:/h

APPLICATION FOR NEIGHBORHOOD FACILITIES GRANT

NUMBER 10.1

CITY OF BOSTON/FIELDS CORNER
NEIGHBORHOOD CENTER

SUBMISSION DATE:



CITY OF BOSTON
PARKS AND RECREATION DEPARTMENT

33 BEACON STREET
BOSTON, MASS. 02108

JOHN D. WARNER
Commissioner

12/10/68

Miss Diana McClure
1353 Dorchester Ave.
Dorchester House
Dorchester, Mass.

Dear Miss McClure,

I have discussed the Multi-Service Bldg. for Dorchester with Commissioner Warner, which the "Determined People of Dorchester", have proposed. He has assured me that for any recreation activities conducted in this building, Parks and Recreation will supply the staff and assistance in programming required.

When the final plans for this building have been completed he would like to discuss this further with your committee.

Very Truly Yours

John Ruck
John Ruck
Community Relations

APPLICATION FOR NEIGHBORHOOD FACILITIES GRANT

BINDER NO.:

CITY OF BOSTON/TIMING CORNER
NEIGHBORHOOD CENTER

SUBMISSION DATE:



EDMUND L. McNAMARA
POLICE COMMISSIONER
WILLIAM A. BRADLEY
SUPERINTENDENT
ADMINISTRATIVE ASSISTANT

City of Boston
Police Department



Office of the Commissioner

May 12, 1969

Mr. John E. Bartholomew, Executive Director
Federated Dorchester Neighborhood Houses, Inc.
1353 Dorchester Avenue
Dorchester, Massachusetts

Dear Executive Director:

Thank you for your recent letter describing the progress being made by the Federated Dorchester Neighborhood Houses, Inc., in its many community endeavors.

Your plans to build a new multi-purpose centre in the area while at the same time expanding on present facilities, and to seek Federal funding for that purpose, represents an ambitious approach to a very timely and much needed program.

The Boston Police Department is pleased, therefore, to register its support of your efforts toward neighborhood improvement.

Sincerely,

Edmund L. McNamara

Police Commissioner

ELM:R

APPLICATION FOR FEDERAL COMMUNITY FACILITIES GRANT

BINDER NO.:

CITY OF BOSTON/FIELDS CORNER
NEIGHBORHOOD CENTER

SUBMISSION DATE:

COLUMBIA CIVIC ASSOCIATION

"THE VOICE OF THE COMMUNITY"

37 TAFT ST. DORCHESTER 02125

January 16, 1969

Mr. Fred MacDonald, Chairman
Fields Corner Community Center Committee
1353 Dorchester Avenue
Dorchester, Massachusetts 02122

Dear Mr. MacDonald,

The Columbia Civic Association wholeheartedly supports your drive for a new community center building at Fields Corner. Ours is a very densely populated area and the only two such places are the dilapidated Dorchester House and the building in our district that is aptly named the Little House. Both houses and the staffs are doing excellent jobs but are wholly inadequate for the number of children in this area of Dorchester.

Other areas of the City of Boston seem to have no trouble securing federal assistance in programs of this type, and the Columbia Civic Association endorses your drive and will certainly assist you to gain a much needed Community Center in Fields Corner.

Sincerely yours,

James F. Canny
James F. Canny
President

APPLICATION FOR ENHANCED FACILITIES GRANT

BINDER NO.:

CITY OF BOSTON/FIELDS CORNER
NEIGHBORHOOD CENTER

SUBMISSION DATE:

HEADQUARTERS
FARMER LANE, DORCHESTER

FRANCIS E. KANE POST NO. 60, INC.
THE AMERICAN LEGION



"FOR GOD AND COUNTRY"

January 20, 1969

Fields Corner Committee for a Community Center
Mr. Fred MacDonald, Chairman
1355 Dorchester Avenue
Dorchester, MA 02122

Dear Mr. MacDonald,

I understand that the present facilities of the Dorchester House are considerably inadequate and antiquated for the uses for which they are now used.

The Francis E. Kane Post, No. 60, American Legion, completely endorses the plans of your committee for a new Community Center in the Fields Corner area. If we of the Kane Post can be of any assistance in your endeavors, please feel free to call upon us.

Flora Flaherty
Adjutant

Sincerely,

Leo G. Crowley
Leo G. Crowley
Commander

APPLICATION FOR RECREATION FACILITIES GRANT

BINDER NO.:

CITY OF BOSTON/FIELDS CORNER
NEIGHBORHOOD CENTER

SUBMISSION DATE:

Fields Corner Neighborhood Association
1345 DORCHESTER AVENUE DORCHESTER, MASS. 02122

February 5, 1969

Mr. Fred MacDonald, Chairman
Fields Corner Committee for
Community Service Center
Dorchester House
1353 Dorchester Avenue
Dorchester Massachusetts 02122

Dear Mr. MacDonald:

The Fields Corner Neighborhood Association wholeheartedly endorses the construction of a Community Service Center in Dorchester.

The Fields Corner area is sorely lacking facilities for community recreation programs for all age levels. Our senior citizens lack a center where they may enjoy their type of recreation; our teen-agers do not have a swimming pool, a fully-equipped gym, hand-ball courts, clubrooms, and anything else they might be interested in. Our youngsters have no place to go.

The Fields Corner Neighborhood Association is more than willing to back up your committee 100%.

Very truly yours,

FIELDS CORNER NEIGHBORHOOD ASSOCIATION

Kathleen Anderson
President

3 Vinson Street
Dorchester Mass 02124

APPLICATION FOR ENHANCED FACILITIES GRANT

BINDER NO.:

CITY OF DORCHESTER/OLIVE CORNER
NEIGHBORHOOD CENTER

SUBMISSION DATE:

DORCHESTER UNITED NEIGHBORHOOD ASSOCIATIONS
1353 DORCHESTER AVENUE • DORCHESTER • MASSACHUSETTS • 02122

January 27, 1969

Fred MacDonald, Chairman
Determined People of Dorchester
Dorchester House
1353 Dorchester Avenue
Dorchester, Massachusetts

Dear Mr. MacDonald:

On behalf of Dorchester United Neighborhood Associations, Inc. (DUNA) and its fourteen member associations I would like to add our support to your efforts in securing a new neighborhood service center for the people of Dorchester. We believe this is not only desirable, but necessary if the work of Dorchester House is to be continued.

Very truly yours,

Frank L. McDonough
Frank McDonough,
President

FMcD/lb



UNITED
COMMUNITY
SERVICES
of
METROPOLITAN
BOSTON

HEALTH & WELFARE PLANNING IN THE MASSACHUSETTS BAY AREA
14 SOMERSET STREET • BOSTON • MASS. 02108 • (617) RI 2-2000

OFFICIALS
JOHN O. BROWN
PRESIDENT
MRS. GRACE W. ANDERSON
S. EDNA FILLARD
EDWARD E. STANLEY
ST. F. TUCKER, JR.
FRANK W. BENDER
VICE PRESIDENTS
CHRISTOPHER GRANT
TREASURER
J. W. REMOND, JR., PH.D.
EXECUTIVE DIRECTOR

EXECUTIVE COMMITTEE
ALVIN T. BERGSTRÖM
CHIEF, N. CENTRAL
PLANNING DIVISION
LAWRENCE C. BROOKS
DELEGATION - GROUP WORK
LEONARD KAPLAN
CHIEF, RESEARCH
P. K. McLEOD
CHIEF, SOCIAL SERVICES
J. GUSTIN H. PARKER
CHIEF, OPERATING BUDGET
MELVILLE CHAPIN
CHIEF, BUDGETING
LONDON SNEDEKER, M.D.
CHIEF, HEALTH & HOSPITALS
KARL P. STEINSON, M.D.
CHIEF, AREA ORGANIZATION
WILLARD PERRY, JR., M.D.
CHIEF, NORTH AREA
PLANNING DIVISION
GORDON D. CARR
CHIEF, SOUTH AREA
PLANNING DIVISION

BOARD OF DIRECTORS
JOHN O. ADAMS
OLIVER F. AMES
FRANK ANDERSON
ELLIS ASH
THOMAS I. AINSWORTH
JOSEPH W. BENTON
PAUL DEANSTON
AUSTIN E. DORNBURST
KENNETH L. FORDAN
REV. JOHN M. BURGESS
ALAN H. CLAPP, III
MARY A. CLAPP
DOUGLAS COCHRANE
RICHARD J. COCHRAN
MRS. JANE C. COCHRAN
TANSON DELAND, JR.
W. CHARLES L. DEANEY
VERNA DELOSIO
CHARLES DIETZ, M.D.
WILLIAM R. DUBER, JR.
ALFRED I. FRECHETTE, M.D.
ALOR A. GARNLEY, R.N.
BRIAN H. GARDNER
WILLIAM J. GARDNER
FRANKLIN I. HENNING, JR.
REV. W. SEAVEY JOYCE, S.J.
MRS. LOUIS I. FINE
S. THURICE LAZARUS
RALPH LONELLE, JR.
MRS. RONALD T. LYMAN, JR.
LAURENCE McLUFF
REV. EUGENE M. MONTANA
DAVID F. McSWINEY
DOMINIC PEO
WALTER W. McKEE
VICTORIE P. MURPHY
DANIEL NEWMAN, JR.
DAVID S. NELSON
ROBERT D. O'NEILL
ROBERT F. OTT
MRS. WILLIAM B. PRICE
M. DANIEL RICHARDSON, JR.
FRANKLIN D. ROSENBERG
JOSEPH SALONISSE
DAVID E. SCOTT
SARAH M. C. SONS
MRS. GEORGE C. SEYMOUR
RICHARD M. SMITH, M.D.
JULIAN D. STEELE
ELIZABETH A. WILSON
JOHN M. V. JOJO, JR.

COLON D. CECILUS
SECRETARY
INCLUDING OFFICERS

April 11, 1969

Mrs. Lois Alexander
Regional Director
Neighborhood Facilities Program
U. S. Department of Housing & Urban Development
26 Federal Plaza
New York, N. Y. 10007

Dear Mrs. Alexander:

United Community Services of Metropolitan Boston endorses the proposal for the Lena Park Neighborhood Service Center.

A special United Community Services Ad Hoc Committee during the past year and a half has had the charge of reviewing health and welfare needs in low-income inner city neighborhoods. This committee, and the staff task force working with it, clearly identified the Blue Hill Avenue section of Dorchester, which is the Lena Park Neighborhood Service Center area, as having the highest incidence of health and welfare problems in the city at the present time. The neighborhood is changing rapidly from middle class white to lower class Negro and Puerto Rican population. Public school enrollment figures, public assistance case load patterns and other data gathered within the past year indicate a very rapid change. This neighborhood currently is going through a change very similar to that which took place in Roxbury in the early 1950's.

We believe that the establishment of this neighborhood service center can be of tremendous assistance in stabilizing a rapidly changing neighborhood. Many of our member agencies have expressed real interest and willingness to develop additional needed services in this neighborhood.

Presently three of the senior staff members of United Community Services are devoting a large portion of their time to working with task forces representing interested agencies and community leadership in the Lena Park Neighborhood area on planning and program development. We have participated in developing the proposal which is being forwarded to you.

Very sincerely,

Campbell G. Murphy
Campbell G. Murphy, Director

The City of Boston
Model City Administration

MAIN OFFICE
DARTLEY BUILDING
2401 WASHINGTON STREET
BOSTON, MASSACHUSETTS 02119
TEL. (617) 427-2270

February 7, 1969

Mrs. Lois Alexander
Regional Director
Neighborhood Facilities Program
Department of Housing and Urban Development
26 Federal Plaza
New York, New York 10007

Dear Mrs. Alexander:

Having worked closely for over a year with Mrs. Doris Graham and the Lena Park Housing Development Corporation, I wish to convey my unqualified endorsement and full support for the Neighborhood Facilities application to be submitted for your consideration by the Boston Redevelopment Authority on behalf of the Corporation. Approval of the application will make possible the acquisition and rehabilitation of a facility that will provide desperately-needed social services for an area of Boston undergoing rapid population changes.

Although the property involved is not included within the Boston Model City Area, it does directly abut the Model City boundary. More importantly, an entire Model City sub-area (there are six in all) will be included in the service area of the proposed facility. For this reason, I consider the facility highly important to the implementation of the Model City program. I therefore respectfully urge prompt approval of the application.

Sincerely,

PAUL PARKS
Administrator

2020

66; Crabon

Professional Task Force to the Blue Hill Housing Development
Meeting - December 19, 1968

Present: Bob DeSimon, Sidney Gale, Doris Graham, Rosetta Grant,
Kathy Gustafson, Campbell Murphy, Gillie Terry

Boundaries for service area

Discussion

generally a mile in each direction, plus farther down
the car line to Mattapan Square and to Grove Hall

Decision

boundaries of the service area for purposes of the
proposal will be down Blue Hill Avenue to American
Legion Highway to Austin Street to Harvard Street to
Walk Hill Street to Blue Hill Avenue and up the Mid-
land Division Railroad to Harvard Street to Washington
Street to Columbia Road and back to Blue Hill Avenue

Plans for area around Hecht House

Discussion

93 units already committed to high rise
200 garden apartments on land to be acquired plus 200
on Loane Street
Gordon's apartments to stay
in 14 block area - all rehab plus some in-fill

Decisions for action

- 1) Doris Graham will try to contact Kennedy's office
while in Washington to determine his interest in the
package.
- 2) Doris Graham will be meeting with Rep. Sorlin about
the possible conflict and overlap between the project
and the plans for the JPS building in Franklin Field.

Letter to Lois Alexander asking for extension in submitting Part I

Discussion

indicate the collaborative team efforts and the endorse-
ments

outline the nature of the project and the intent of the
program

purchase and rehabilitate facility (sale price to
be established on Dec. 26)

outside Model City area - uncovered area in transi-
tion - effort to stabilize groups moving in
need for many services - social, health, child care,
welfare, legal aid, mental health, recreation
variety of existing social service agencies to be
involved in an ongoing program - multi-religious
and multi-racial

AMAC will manage the project and set up a board
phone conversation confirmed that Lois Alexander will
accept the letter and will give the project first priority
and include it in the December decisions

Decisions for action

- 1) Gillie Terry will draft the letter to Lois Alexander to be sent on AFAC stationery under Doris Graham's signature.
- 2) At least some members of the Task Force should be present at the Jan. 14 meeting between Thornton and Lois Alexander concerning the package.

Endorsements of the package

Discussion

legally necessary endorsements - Mayor White, BRA, AFAC and ZBCD, Tom Atkins as Chairman of the Housing Board
other appropriate endorsements - Roxbury Multi-Service Center, Associated Jewish Community Centers, Dorchester Board of Trade, DUKA, State Hospital, Dorchester Neighborhood House, State Rep. Finnigan in Dorchester, Senator Sam Hadden, Rep. Serlin, State Rep. Mike Hanna, Rep. Frank Holgate from Roxbury, Dorchester Federation of Neighborhood Houses, Inter-Agency Council, Boston City Hospital, (Dave Nelson, Chairman of the Board), Harvard Medical School, Boston College, Episcopal Bishop Burgess, Cardinal Cushing, Jim Dredon of the Governor's Human Task Force, Dan Cronin of the Welfare Department, Model Cities Board (Paul Parks and Dan Richardson), Jim Travis of the Mayor's Committee on Youth, Associated Day Care Services, United Community Services

Decision for action

Gillie Terry's letter to Lois Alexander will be used as the basis for a fact sheet to be used in obtaining the endorsements of the above organizations and individuals.

Possible addition to Hecht House

Discussion

the grant is not for rehab, so necessary to add on
problem of too much room already
need to adapt building for new services

Suggestion of addition

a senior citizens' building with a separate entrance
without steps
including a kitchen and office space

Local share - still to be determined

Thornton is the key

Dorchester Board of Trades - but they have no money

best prospects - Associated Jewish Community Centers and UCS

Schedule of meetings

Mon. Jan. 6, at 9:30 am at 72 Franklin Street

meeting of the Professional Task Force

Wed. and Thurs. Jan. 8 and 9, Thornton will be here

Thursday, Jan. 9, 9:30 am meeting with people from Nealinghouse

NF 112, Attachment 2, cont.

Responsibility for Part I of the Application

Responsible person

NF 110: 1, 2, and 3	DeSimon
NF 111: 1	DeSimon
NF 111: 2, 3, and 4	Gustafson
NF 112	Murphy and Terry
NF 113	DeSimon
NF 114	Graham and Grant
NF 120: 1, 2, 3, 4, and 5	Gale
NF 121	Gale
NF 122	Thornton
NF 123	Murphy
NF 124: 1	ABCD
NF 124: 2	Graham and Grant
NF 130	Gale
NF 131	Thornton
NF 140	DeSimon
NF 141	DeSimon
NF 142	DeSimon
NF 143	DeSimon
NF 150 and NF 151	all together
NF 152	Thornton, CJP, and UCS
NF 153	Thornton, CJP, UCS, and ABCD
NF 160	?
NF 161	Mayor (Graham)
NF 162	Herb Gleason, Corporation Council

PROFESSIONAL TASK FORCE TO THE LENA PARK HOUSING DEVELOPMENT CORP.

Minutes

Meeting - January 9, 1969

Present: Bob DeSimone, Sidney Gale, Doris Graham, Rosetta Grant,
Kathy Gustafson, Campbell Murphy, Father Sheehan, Gillie
Terry.

Doris Graham to meet in New York with Thornton and Alexander
Discussion

endorsements from Serlin and Harmon
the Mayor will sign a recommendation when he sees the package
Paul Parks is behind it
Dorchester APAC board met Tues.
the Franklin Field proposal is out
during '69 will work on the Lena Park proposal
during '70 will work on the Dorchester Information Center
will work on only those two as a community

Decision

Mrs. Graham will meet with Thornton the night before
in New York to work out some of the details
she will take the application with her to New York

Lena Park Neighborhood Association - the grass roots
Discussion

The Lena Park Neighborhood Association is the real grass
roots of the Housing Development Corporation according to
Father Sheehan, Chairman of the Board of the Housing De-
velopment Corp.
their board has voted that the Dorchester APAC work out
the social program to be carried on in the neighborhood
facility
Doris Graham said there was some misunderstanding about
the role of Lena Park Neighborhood Association in Dr. Becker's
program. They thought the L Building was for them. Now
they are trying to set themselves up as a separate corp.

Decision

call a meeting of the Lena Park Neighborhood Association
to discuss the agreement on a price for Hecht House, the
technical assistance of the Dorchester APAC, and the con-
cept of the proposal. Father Sheehan will call the meeting
so that the lines of communication will be set up. Doris
Graham will be there so if there are any questions they
can be answered. Mr. Murphy will be there too. Thornton
may come.

Progress of application

Discussion

NF 110 - Bob DeSimone is making seven maps
changes in the boundaries were noted to include all
of square tract T-2b
a facilities map is to be included with the service
area outlined.

the schools have no facilities for community recreation
include Boston State Hospital and auxiliary services
map to show public housing

NF 111 - ERA has relocation information about movement
into Dorchester with income information

NF 112 and 114 - Done

plus statement from UCS and AJCC

NF 120(5) - to be done on Sunday

NF 121 - to be determined

NF 122 - not yet

NF 123 - done

NF 124 - board has voted on it

NF 130 - having trouble with appraisers

NF 131 - Thornton's responsibility

NF 150 - Graham, Thornton, and Gale to work it out

Decision

responsible people will get their pieces together and the
proposal will be put together on Sunday afternoon by Gillie
Terry, Mrs. Graham, and Mr. Gale. Mrs. Graham can then
carry it with her to New York.

Meetings

January 14, 1969 - all day at UCS
Dorchester Inter-Agency Council

January 19, 1969 3:30 p.m. to about 5:30 at Hecht House
Meeting with Lana Park Housing Development Corp. Board

PROFESSIONAL TASK FORCE TO THE LENA PARK HOUSING DEVELOPMENT CORP.

January 31, 1969

Present: Sidney Gale, Gillie Terry, Bob DeSimone, Rev. Edwards,
George McCray, Kathy Gustafson, Madeline Hecht, Campbell
Murphy

Need to pull resources together

Discussion

to avoid duplication of services and competition among agencies need to pull together various resources in the Dorchester area that are concerned with the same problems

Decision

rather than starting with mass meetings or individual meetings with representatives of various agencies, it was decided that meetings would be held on Monday, Feb. 10, around various problem areas, at Hecht House
a tentative schedule was set up as follows with members of the task force made responsible for notifying the various agencies:

9:30 - 12:00

Health Services - to include Dr. Becker, Harvard, Public Health (Betty Casso), ABCD (Matt Skinner), Ken Hubbard, Bill Fear, Count Gibson

Noon Luncheon

Family and Children's Services - to include Family Service Association, Associated Day Care Centers, Boston Children's Service, Boston Counseling and Guidance, Inc., Catholic Charities, Jewish Family and Children's Service, Legal Aid Society, Vocational Rehab., and the Welfare Department

3:00 - 5:00

Recreation Services - to include YMCA, YWCA, Roxbury Federation, Dorchester Federation, Hecht House

the details of the meetings will be planned at the next meeting of the task force

Relationship of Hecht House and Dorchester House proposals

Discussion

Dorchester House has done community organization in the area for their proposal
after talk with the Mayor, no deadline anymore for either group to get proposals to the BRA board
Lois Alexander wants Part I and II to be submitted with the survey and financial statements

Decision

to continue to work on proposal
to possibly have a meeting with Dorchester House
need a community organizer for Lena Park to build up more community participation

MEETING OF DEAN PARK TASK FORCE WITH DORCHESTER APAC NEIGHBORHOOD WORKERS

Thursday, March 6, 1969
3:00 p.m.
Dorchester APAC

Present: Dr. Becker - Boston State Hospital
Clem Doyle - UCS (family and children's services)
Dorothy Bond - APAC worker in housing
Rosetta Grant - APAC worker in recreation
Kathy Gustafson - Brandeis student
Madelaine Hecht - B.U. student
Ed Kovar - UCS (health)
George McCray - Brandeis student
Campbell Murphy - UCS
Rita O'Brien - APAC consumer worker
Lila Robbins - APAC worker in education
Gillie Terry - ABCD
Bill Wamberly - Roxbury YMCA (group worker & leisure time)
Doris Graham - Dorchester APAC

I. Campbell Murphy brought everyone up to date on the status of the Hecht House proposal for a neighborhood facility. Doris Graham reported that she had a good meeting with Romney in Washington.

II. The meeting was then thrown open to the neighborhood workers to indicate what needs they saw in the community and what services they thought the people in the area want and will use in the neighborhood facility.

III. In the area of education, Lila Robbins indicated the following needs in the community:

- A. More classes in English conversation for Spanish speaking people, particularly in the evening.
- B. English classes for an increasing Haitian population in the area
- C. Various tutorial classes in a quiet setting without distractions.
- D. Need to educate parents about new teaching methods being used in the schools so they can help their children more.

IV. Ed Kovar suggested investigating the use of the Berlitz School and the Boston Center for Adult Education for language instruction.

V. In the area of Health, the following needs were indicated:

- A. Planned parenthood and not just a well baby clinic

- B. Children need to have more vitamins
- C. Possibility of having the children see both a doctor and a dentist, issuing each child a health card.
- D. Need aides in the community after 5 p.m. perhaps in a mobile unit doing such things as TB testing.
- E. Make arrangements to have the Blood Mobile at Hecht House for a day, having already gained commitments from people to insure filling the quota.
- F. Need to stress prevention in dealing with the drug problem, especially with the teenagers. It was pointed out that movies and seminars were not the best means to reach the young people. It was suggested that the best approach might be through peer groups. It was also suggested that parents be educated about what symptoms to look for in their children. It was also stressed that any program should focus on the constant users.
- G. Generally, it was stressed that the health services to be of good quality would have to be as comprehensive as possible and not just a referral center. Those working in the health unit, as in other programs, would have to be selected for their clinical competence and their sensitivity to the problems in the community.

VI. The group agreed that both Spanish speaking and French speaking (Haitian) workers would have to be included in the neighborhood facility staff to reach the total population in Dorchester. Campbell Murphy suggested that the group speak with the Haitian and Spanish speaking workers at the Dorchester APAC to explore in more detail the specific needs of those two groups.

VII. In the area of recreation and leisure time activities, the following needs for programs were indicated:

- A. Basketball, baseball, football, and dancing.
- B. Summer day camps offering more than just arts and crafts. Possibility of having dramatics. Need for more scholarships in tying in with existing agencies.
- C. Trips during vacations
- D. A culturally oriented program involving field trips.
- E. Leadership training programs so that teenagers could run their own dance.

F. It was stressed that early in the planning process, some young people should be involved to find out what kinds of programs they want.

G. Sewing and cooking classes for the 8-12 age group.

VIII. In the Area of casework and social services, the following problem areas and needs were listed:

A. Drugs

B. Parent-child relationships

C. Marital counseling

D. Alcoholism

E. Counseling for unwed mothers

F. Counseling for juvenile delinquents

G. Legal assistance

H. Possibility of group meetings of people with similar problems.

IX. In the area of housing, the following needs were cited:

A. Inadequate housing for large families

B. Need for additional rehab and new housing in the area.

C. Better housing for the elderly, many of whom are now living in rooming houses. Possibility of group residences.

X. In the area of nutrition, the following suggestions were made:

A. Expansion of Meals on Wheels to Hecht House,

B. Installation of a surplus food station for the distribution of commodities.

XI. It was stressed that neighborhood workers and out reach workers would have to be used to inform the community about the facility and to relate the needs to the services in the center in order for the proposed center to really relate to the community needs. It was suggested that the APAC would be able to help in this area.

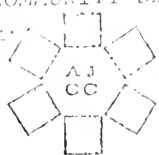
XII. The problem of transportation to the facility was pointed out and the possibility of having a mini-bus was suggested.

XIII. The following plan for future communication was decided upon for the group. Any further suggestions from the aides should go to Kathy Gustafson or to Doris Graham, to then be referred to the proper subcommittees. The professional task forces will meet first to decide what kinds of services their agencies will be likely to provide. Then they will meet with the neighborhood consultants from the APAC to work out plans in greater detail. It is hoped that representatives of the Lena Park Corp. will also be involved at this point.

Kathy Gustafson



Easton YMHHA-Hecht House • Brookline Brighton Norton JCC
 George Terman Day Camp



Cambridge JCC • Chelsea YMHHA • Quincy JCC • Rensselaer JCC
 Golden Age Council

ASSOCIATED JEWISH COMMUNITY CENTERS GREATER BOSTON • 72 Franklin Street, Boston, Massachusetts 02110 • LI 2-1870

HONORARY PRESIDENT
 Edward Rubin
 PRESIDENT
 Leonard Kaplan
 DEPUTY PRESIDENTS
 David W. Bernstein
 Harvey L. Pejscher
 TREASURER
 Samuel D. Stein
 ASSISTANT TREASURER
 Herman H. Starr
 SECRETARY
 Samuel Lieberman
 ASSISTANT SECRETARY
 Bernard Kahnman
 EXECUTIVE DIRECTOR
 Audrey Gale
 ASSISTANT DIRECTOR
 Herbert Schneider
 DIRECTORS
 Elliot L. Bernstein
 Robert Cohners
 Arnold R. Cutler
 Ed Dunn
 E. Sumner Feldberg
 Harold Furush
 Herman Green
 Harry Greenblatt
 Earle P. Grogan
 John J. Grossman
 William M. Harris
 Arnold S. Hatt
 Dr. Leon A. Jick
 Abbott N. Kahn
 Milton L. Kay
 Louis A. Kishman
 Kenneth M. Kurson
 Leon B. Landa
 Bernard L. Landers
 Norman B. Leventhal
 Dr. Ralph Levine
 Mrs. Benjamin R. Paley
 Mrs. Sidney Peysnick
 Morris Portman
 Benjamin D. Schulman
 Dr. Harry H. Schwartz
 Frank A. Silver
 Alvin S. Slonick
 Louis P. Smith
 Richard A. Smith
 Dr. Sidney Solovore
 Sidney Stoneham
 William D. Weisman
 David L. Wetman

March 7, 1969

Dear Colleague:

Just a brief note to remind you that the next meeting of the Steering Committee of the Lena Park Housing Development Corporation Professional Task Force will take place at the offices of the Combined Jewish Philanthropies, 72 Franklin Street, Boston, at 9:30 a.m. on Friday, March 14, 1969.

At this time we will review progress that has been made to date. As you recall, it was agreed at our last meeting that we would try to accomplish the following items by the 14th:

1. A meeting of the various sub-chairmen of our Task Force with the Dorchester A P A C and its neighborhood staff - to be pulled together by Rosetta Grant.
2. Substantial progress in the involvement of the Lena Park people in the various sub-task force activities - Matt Skinner, Doris Graham and company to give leadership to this.
3. Preliminary meetings of each of the three sub-task forces - to be called by the chairmen:
 - A. Health Services - Ed Kovar, chairman
 - B. Family & Individual Services - Clem Doyle, chairman
 - C. Group Work & Leisure Time Activities - Bill Wimberly
4. Census, statistics on poverty - Gillie Terry, Bob DeSimone
5. New Maps - Bob DeSimone



Continued Agency
 Conference Table
 Attached
 Affiliated with the National
 Jewish Welfare Board

6. Statement of the Boston YMCA-Hoelt House purposes - Sydney Gale
7. Statement on planning grant for the housing development corporation - Campbell Murphy

For your records, I am including a list of our professional steering committee.

Cordially,

Sydney Gale
SYDNEY GALE

SG:ml

Enc.

MEMO

RE: LENA PARK HOUSING DEVELOPMENT CORPORATION
Professional Task Force - Steering CommitteeTO: Lena Park Housing Development Corporation
Professional Task Force - Steering Committee

FROM: Sydney Gale

DATE: March 24, 1969

This is to remind you that the next meeting of the full Steering Committee of the LPHDC Professional Task Force will take place on Friday March 28, 1969, 9:30 a.m. at the B'nai B'rith Club House.

At this time we will hear progress reports and continue our planning effort. It was agreed that the following would try to be accomplished before the meeting of the 28th:

I Organizational Matters

- A. We need to involve several of the indigenous people in work of this Steering Committee. Rosetta Grant will speak with Mrs. Bond, Mrs. Witherspoon and Miss Brown.
- B. Applications for planning grant will be made to Permanent Charity Fund by a committee of Messrs. Gale and Murphy and Mrs. Graham; to Bob Saltonstall by Campbell Murphy; to Urban Coalition by Campbell Murphy by one method and Sydney Gale on another.
- C. An application to U.C.S. on behalf of the Lena Park Housing Development Corporation will be put together by May 1, 1969 with the assistance of Campbell Murphy.
- D. Welfare Department and D.C.G. each to have representatives on the Steering Committee - Campbell Murphy will follow up this matter.

II It was further agreed that each sub task force would be called together prior to the meeting on the 28th.

III Review of other successful 703 applicants - Bob DeSimone will pull together a meeting with B.R.A. and with people from the Ecumenical Center to review their experience with 703.

IV Statistics - Bob DeSimone and Gillie Terry will bring statistic and maps up to date by the 28th.

As you recall, we agreed to convene the full Steering Committee every second week alternating the location at the YMMB-Becht House and the CJP offices. The meeting on Friday, March 28, will be at the YMMB-Becht House with Campbell Murphy as chairman. The meeting following that will be on April 11, 9:30 a.m. at the offices of the Combined Jewish Philanthropies. Please reserve this date.

TO: Lane Park Planning Board - Joint Commission
Professional Task Force - Standing Committee

FROM: Sydney Gale

DATE: March 24, 1966

Additional April 10, 1966

I just finished a conversation with Paul Larson, one of the attorneys for B.R.A. He tells me that he had some serious discussions with Mrs. Lois Alexander, Regional Director of the Neighborhood Facilities Bureau. She is urging us to get an official application in as soon as possible, incomplete as it may be. Accordingly, we both agreed that what should happen next is for the Task Force to revise the original proposal for directly and have it ready for submission to the April meeting of the B.R.A. and then to Washington.

My suggestion is that we indicate those areas of planning that are incomplete or in process, as well as those areas in which there are firm commitments. Since Gillie Terry did such a good job in pulling the other proposal together, I suggest we revise it under her general chairmanship and immediately begin the process. We should have a finished product about the second week in April, no later than April 10.

MEMO

TO: Lena Park Housing Development Corporation

FROM: Sydney Gale

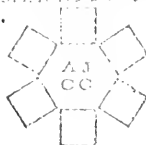
DATE: March 31, 1969

As was agreed at our last meeting, the April 11th meeting has been cancelled.

Because of the time factor involved, we will now meet on Monday, April 7, 9:30 a.m. at the Boston City Hall Lobby. At this time we will review the written material of the Task Force sub committees in preparation for the submission of the application for the B.R.A. meeting of April 10.

Please mark your calendar for April 7. The next scheduled meeting thereafter will be on Friday, April 25, 9:30 a.m. at the Becht House.

Boston YMHA-Hecht House • Brooklyn Brighton Newton ICC
George Herman Day Camp



Cambridge ICC • Chelsea YMHA • Quincy ICC • Revere ICC
Golden Age Council

ASSOCIATED JEWISH COMMUNITY CENTERS GREATER BOSTON • 72 Franklin Street, Boston, Massachusetts 02110 • LI 2-1870

HONORARY PRESIDENT
Howard Rubin

PRESIDENT
Leonard Kaplan

VICE PRESIDENTS
David W. Bernstein
Harvey I. Pelcher

TRUSTEES
Samuel D. Stein
ASSISTANT TREASURER
Sherman H. Stein

SECRETARY
Samuel Lieberman

ASSISTANT SECRETARY
Bernard Edman

EXECUTIVE DELEGATION
Sydney Gale

ASSISTANT DELEGATION
Herbert Schneider

DIRECTORS
Joel Berkowitz
Eliot L. Bernstein
Robert Ceborsky
Arnold R. Cutler
Leo Dunn
Mrs. Sumner Feldberg
Harold Finch
Morton W. Goldberg
J. Harry Greenblatt
Earle P. Greper
David L. Grossman
John J. Grossman
William M. Harris
Arnold S. Hiett
Dr. Leon A. Hich
Abbott N. Kohn
George J. Katz
Milton L. Kay
Louis A. Kleiman
Kenneth M. Kurzen
Leon B. Landa
Bernard L. Lander
Norman B. Leventhal
Dr. Ralph Levine
Merle I. Locke
Mrs. Estelle R. Peley
Mrs. Sidney Peysnick
Morris Portman
Benjamin D. Schulman
Dr. Harry H. Schwartz
Frank A. Silver
Alvin S. Shtetnick
Louis P. Smith
Richard A. Smith
Dr. Sidney Solodov
Sidney Steinman
William D. Weisman
David L. Weisman

April 3, 1969

Dear Colleague:

As agreed, the next meeting of the Lena Park Housing Development Corporation - Professional Task Force - Steering Committee will take place on Friday, April 25, 1969, 9:30 a.m. at the Boston YMHA-Hecht House.

At this time it is hoped we will have accomplished at least the following:

1. Formal application to foundations for a planning grant which will enable us to hire a director - Campbell Murphy and Sydney Gale.
2. Substantial progress in involvement of community people in the planning - Mrs. Doris Graham, Mrs. Rosetta Grant, Lena Park Housing Board, sub task forces chairmen.
3. Continue meetings of the sub task forces to spell out in more detail potential commitments and services to be provided.
4. Submission of Part II of the application to B.R.A. by April 10.
 - A. Mrs. Gillie Terry to pull final report together.
 - B. Sydney Gale to provide appraisals.
 - C. Bob DeSimone to produce third party contracts.
5. Meeting of sub committee to plan interim program on Friday, April 11, 9:00 a.m. at the Boston YMHA-Hecht House - Dr. Alvin Becker, Campbell Murphy, Mrs. Doris Graham, Sydney Gale, Mrs. Gillie Terry.

Since the minutes have not been prepared at the time of this communication, I may have omitted some important points. If I have done so, please do not hesitate to communicate with me so that I may bring everybody up to date.

Sydney Gale



CITY OF BOSTON/LENA PARK COMMUNITY SERVICE CENTER
P 112, DORCHESTER AREA PLANNING ACTION COUNCIL

Attachment 3

450 WASHINGTON STREET
DORCHESTER, MASSACHUSETTS 02124

TELEPHONE 271-0

4-13-0

Mrs. DONIS GRAHAM
Executive Director

December 26, 1968

Mr. HERBERT HYSON
Chairman

Mr. JAMES SMITH
1st Vice President

Mr. OSCAR DUNTON
2nd Vice President

Mrs. JOYCE GRUBER
Secretary

Mrs. Lois Alexander - Regional
Director of the Neighborhood Facilities Program
Department of Housing and Urban Development
26 Federal Plaza, New York City 10007

Dear Mrs. Alexander:

This is to confirm our conversation on December 19. We are preparing a proposal for a Neighborhood Facility in Dorchester which will be part of the 400-unit Lena Park Housing Development, and will also serve persons living within a one-mile radius of the center. In this letter, I want to outline the following:

1. Description of the Area
2. Our Concept of the Center
3. Progress in Writing the Proposal
4. Tentative Endorsements
5. Our Understanding of Status of the Proposal

1. Description of the Area

This section of Boston is now receiving large numbers of poor Negro families, as well as poor Puerto Rican, Gypsy and Nova Scotian families. It was once a predominantly Jewish area, and the Boston YMHA Hecht House, the facility which we propose to buy, once enrolled 5000 people and served several thousand more who did not enroll, but came to use its services. Its enrollment has now dropped by half, as more affluent Jewish families moved out to the suburbs, and families with different needs moved into the area. However, the elderly and the poor Jewish families remain in the area.

This area now has the greatest proportion of poor families and bad housing in the Boston area. The extent of the poverty was indicated even in the 1960 Census, which showed that 22% of all the families in Dorchester earned less than \$4000. per year; in the census tract around the Boston YMHA Hecht House, 35.1% of the families earned less than \$4000. per year; in the service area 30%. Because of the nature of the population change in the past eight years, our experience leads us to believe that these percentages are now substantially higher.

The Boston YMHA Hecht House is near four public housing projects; Franklin Hill Avenue, 375 family units; Franklin Field, 504 family units; Ames Street, 89 units for the elderly; and 80 units for the elderly.

December 26, 1968 - Page 2

In spite of the increased need for improved social services, the area is neither an urban renewal nor a code enforcement area, nor is it within the Model Cities area. Therefore, it is all the more important to create a center which can begin to meet some of the pressing needs of the people who live there.

The acquisition of the Boston YHHA Hecht House as a central facility for social, legal, public health, recreation, and other needed services is one of the keys to the well functioning and success of the Lena Park Housing Development Corporation which will add at least 400 housing units for low-income people.

2. Concept of the Center:

As I mentioned above, Boston YHHA Hecht House has been a neighborhood house for a Jewish community. It is a large building, formerly used as an orphans' home, to which an addition was built in 1960. It is on a six-acre site, some of which will be developed for 221(d)(3) housing by Lena Park Housing Development Corporation. It faces Franklin Park, the largest park in the city, and is one block from Franklin Field, which has playing fields and other outdoor facilities.

Boston YHHA Hecht House is two blocks from a public transit line along Blue Hill Avenue; it is on a major street, American Legion Highway. This means it will be accessible to a large population in Dorchester.

We propose to buy the existing facility and rehabilitate it to fit the needs of a community multi-purpose center. Also, we plan to make an addition which will be used for Senior Citizens' Center. The new neighborhood facility will offer legal aid, social services, health services, welfare services, child care services, mental health services and recreation facilities.

We have a unique opportunity here, to create a place which will be a multi-racial, multi-religious, multi-purpose center. Many local groups, both public and private, have indicated their interest in developing the center. It is anticipated that the operation of the Neighborhood Facility will be carried through by a variety of philanthropic and volunteer agencies. Both of the "umbrella" private social, planning and coordinating agencies in Greater Boston, United Community Services of Greater Boston, and Combined Jewish Philanthropies of Greater Boston, are interested in working on services for the center. The center will be an integral part of the planning being done by Dorchester citizens to insure that Dorchester will be a good place to live for all its people.

We are working out an arrangement in which the Dorchester Area Planning Action Council will be subcontracted to run the center.

3. Progress In Writing the Proposal

We have assembled a Task Force of professional advisers to prepare the proposal. They are:

Harold A Thornton - Consultant for the Lena Park Housing Development Housing Corporation

Sydney Gale - Associated Jewish Community Centers

Campbell Murphy - Director of Planning Department - United Community Services

Mrs Arthur Davis - Associated Planning Department - United Community Services

Mrs Rosetta Grant - Recreation and Cultural Enrichment Worker - Dorchester A P A C

James Busch - Educational Director - Dorchester A P A C

Mrs Millicent Snow - Director of Headstart - Dorchester A P A C

Mrs Gillie Terry - Neighborhood Planner - Action for Boston Community Development, Inc.

Robert A DeSimone - Planning Department - Boston Redevelopment Authority

Kathryn Gustafson - Pre-Doctoral Candidate - Florence Heller School - Brandeis University

In the next few days, there will be a meeting to set a price for the Boston MMA Hecht House. It is our understanding that the price will be based on the principle of fair market value. Representing the Lena Park Housing Development Corporation will be The Reverend Isaac Edwards, President; Father Sham Sheehan, Chairman of the Board; Vincent Harrington, Corporation Attorney; Mrs Doris Graham, Executive Director of Dorchester A P A C; and consultants of the Lena Park Housing Development Corporation, as well as other members of the corporation.

4. Endorsements

The concept of the Lena Park Housing Development, including housing for the poor and the neighborhood facilities, has been discussed at some length with appropriate agencies and community groups. Their response has been most gratifying, and has encouraged us to assist the Lena Park Housing Development Corporation in filing the application in behalf of the community. We shall

December 26, 1968 -- Page 4

include as many of the official endorsements as are possible to obtain within the next two weeks. The list will include the following tentative endorsements: (partial listing)

Kevin White -- Mayor of City of Boston

Thomas J Atkins -- Boston City Council -- Chairman
of Housing Committee

Reverend James Breeden -- Chairman of Urban
Problems -- Commonwealth of Massachusetts Human
Rights Committee

Paul Parks -- Executive Director and the Model
Cities Neighborhood Board.

Hale Champion -- Executive Director -- Boston
Redevelopment Authority

Robert Coard -- Executive Director -- Action for
Boston Community Development, Inc

Dorchester Board of Trades

Dorchester Inter-Agencies Council

Mattapan Organization

Boston Area Planning Action Councils

Allston-Brighton H P C

Columbia Point H A C

J F K. Family Center -- Charlestown

Dorchester A P A C

East Boston A P A C

Jamaica Plain H A C

North End Community Action Program

Parker Hill-Fenway

Roxbury-North Dorchester A P A C

South Boston H A C

South End Neighborhood Action

United Community Services of Greater Boston

(Interested affiliate agencies to be listed
individually at a later date)

Combined Jewish Philanthropies of Greater Boston

Associated Jewish Community Centers of Greater
Boston

December 26, 1968 - Page 5

5. Status of Proposal

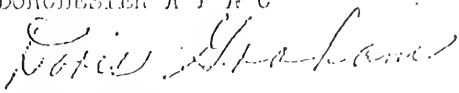
We are also, in this letter, confirming our conversation of two weeks ago. We trust this letter will serve to reserve a place in the list of priorities that will be subject to funding and other decisions which are now being reviewed for the 1969 fiscal year.

We would greatly appreciate receiving from you, confirmation of your receipt of this letter. In addition, your suggestions and reactions to this proposal would be most welcome.

We look forward to a visit with you, to discuss the proposal in the near future.

Cordially

DORCHESTER A P R C


(Mrs) Doris Graham
Executive Director

dg/sg/dl

Copies as noted

DORCHESTER AREA PLANNING ACTION COUNCIL

450 WASHINGTON STREET
DORCHESTER, MASSACHUSETTS 02124

203-2710



Mrs. DORIS GRAHAM
Executive Director

January 31, 1969

Mr. HERBERT HYSON
Chairman

Mr. JAMES SHILLANE
1st Vice President

Mr. OSCAR BURTON
2nd Vice President

Mrs. JOYCE GRIFFIN
Secretary

Mr. Andrew M. Olins
Mayor's Office of Public Service
New City Hall
Boston, Mass.

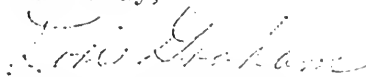
Dear Mr. Olins:

This letter concerns our meeting on January 27 with Mayor White, Barney Frank and yourself, Mrs. Lois Alexander of HUD, representatives of Dorchester House and Dorchester APAC. After discussing with Mrs. Lois Alexander, the proposal of the Lena Park Development Corporation, to purchase and rehabilitate Hecht House as a neighborhood facility, we have decided that it would be in our interest to delay submitting our proposal. We can gain additional "points" in the evaluation of our proposal by combining Parts 1 and 2 of the application. This means that we will be submitting a detailed description of the program to be housed in the new facility, and detailed budgets for the project development cost. As you know, we are also investigating the possibility of amending the borders of the Model City area to include Hecht House, since projects in Model Cities areas are given preference in the allocation of scarce funds.

Therefore, we will not be submitting a signed application to your office by Friday, January 31, for submission to the BHA Board meeting February 6. We will hope to have the final document ready for submission in 2 months.

Thank you for your assistance and support.
Please call us if there are any questions.

Sincerely,


(Mrs.) Doris Graham
Executive Director

150 TREMONT STREET . SUITE 500 . BOSTON, MASSACHUSETTS 02111 . Telephone 742-5000

February 25, 1969

To all the people who attended the meetings at Hecht House, February 18, 1969:

Enclosed are the minutes from the meetings, and slightly revised lists of the people who attended them. If there are any corrections or changes, please call me at ext. 404. We felt that the meetings were very good, and we will be looking forward to talking with you again.

Sincerely,

Willie Perry

Gillie Terry
Planning and Evaluation Department

MEETING AT NIGHT HOUSE
February 18, 1969 at 1:00 p.m.
Family Services Planning

People present: see attached sheet.

A. Sidney Gale explained the concept of the proposed Neighborhood Service center, the Lena Park housing development and the role of Associated Jewish Community Centers.

B. He then suggested the following points for discussion:

1. Reaction to the concept of the service center.
2. Understanding of the needs of the people living in the area.
3. Possible involvement of agencies represented at this meeting.

C. Clem Doyle, of UCS, said that the concept of the center fits UCS's endorsement of decentralization of services.

D. Arthur Schoepfer, of Boston Legal Aid, asked what the timetable of the development is. Father Sheehan explained the current status of the funding for the housing development; Gillie Terry explained the status of the Neighborhood Center proposal.

E. Schoepfer then explained the development of the Legal Assistance project in Boston. At present all of their funds come from OEO, and that funding for next year is uncertain for everyone. The problem is to get a lawyer and a secretary available for a center such as Lena Park. He said that his agency is interested and will work, within their means, on the development of the center.

F. Father Sheehan explained the nature of the community, changes which have taken place in it, and the role of the Lena Park Association.

G. Ed Lamphres, of Family Counseling and Guidance Centers, said that he is interested in the concept of the center, and could have people involved to see how it develops, and to follow up needs. He then asked whether the new center would primarily serve people in the new housing development; Bob de Simone explained that the service area is supposed to be much larger, and indicated the boundaries on the map. L. asked how we can insure that we aren't planning for people again. In response to this question, Sidney Gale explained that the APAC has been involved from the beginning in the planning of the service center; Gillie Terry explained the plans for the survey of health and service needs; F. Sheehan

(Health Services Planning Meeting, at Hecht House, February 18, 1969, 9:30 a.m.)

G. Matt Skinner, of ABCD, said that we are at an opportune time to develop comprehensive services for this area. There are 4 groups operating in the area -- Model Cities, Community Schools, Harvard Street Clinic, and Boston State Hospital--

H. Pollock, of Boston City Hospital, said that BCH has only been working for three weeks on the redevelopment of satellite clinics; they have already worked in Charlestown on the comprehensive health center, and are working now on a comprehensive plan to involve the satellite clinics in a comprehensive plan for Boston. They have already met with Carney, Shattuck and Boston State.

I. Matt Skinner said that he would rather offer technical assistance to a community-based health committee than continue to plan as professionals in isolation. Sidney Gale said he will talk to the Lena Park board to get some people to a community committee on health planning. Matt offered to work with Doris Graham to develop such a committee.

It was decided that Ed Kovar would call the first meeting of the health planning agencies, and that Matt Skinner would be responsible for coordinating the involvement of community people.

J. Sister Mary Bernadette said that Carney has prepared a survey questionnaire on health needs of the community; a random sampling of the community will probably be used, although the methods are not fixed yet. Ed Kovar mentioned that there is some UCS-CJP data available, but probably cannot be broken down into areas as small as this one. It was also mentioned that the Student Health Organization did a survey in Dorchester, although not in this service area. Gillie Terry suggested that the survey by Carney be coordinated with the survey on income which has to be done for the Neighborhood Facility proposal, and with other health planning for the area.

K. Solon Cousins, of the YMCA, said that the Greater Boston YMCA already has a commitment to the area, in terms of capital and staff, and training of people. The particular commitments of local offices is left up to the Directors. The Director of the Mt. Vernon YMCA, Mangle Sutter, said that they are now doing a survey of boundaries and needs of their community. At present they serve north, since Adams Avenue is important. The Director of the Roxbury YMCA, Bill Winkler, said that they are involved in the community but no boundaries have been drawn.

CITY OF BOSTON/JENA PARK COMMUNITY SERVICE CENTER
HF 112, Attachment 4, cont.

(Health Services Planning Meeting, at Hecht House,
February 18, 1967, 9:30 a.m.)

It was decided that Bill Wemberly will head the group of people working on Recreation Planning for the service area.

L. Pather Sheehan, of St. Leo's parish, said that support for the planning can come from the Jena Park associations, the youth-men's organization, and the public housing modernization-government committee. Mrs. Warnum said that her committee has been writing up proposals from all the projects for multiservice centers within the projects. She felt that the modernization committees are representative. Dottie Bond, of the Dorchester APAC, said that she had been working with a modernization committee.

The meeting ended at noon.

Gillie Terry
ABGD

CITY OF BOSTON/LENA PARK COMMUNITY SERVICE CENTER
 RF 112, Attachment B, cont.

People present at Health Services Planning Meeting
 at Hecht House, February 18, 1969, 9:30 a.m.

NAME	AGENCY	TELEPHONE
Mr. Lewis Pollock	Boston Dept. of Health and Hospitals	424-4953
Sr. Mary Bernadette	Carney Hospital	296-4000
Mr. Thomas deVane	Carney Hospital	296-4000
Dr. William McCourt	Boston State Hospital	436-6000
Ms. Betty Warnum	Model Cities	427-2907
Ms. Margie Sutter	YMCA	436-6750
Mr. Solon Cousins	YMCA	536-7800
Mr. William Wimberly	YMCA	427-5300
Ms. Joy Rabinowitz	Boston Children's Service Association	227-3300
Mr. Arthur Schoepfer	Boston Legal Aid	227-0200
Ms. Dorothy Bond	Dorchester APAC	288-2710
Fr. Shawn Sheehan	St. Leo's	436-1445
Ms. Millie Guberman	Heller School, Brandeis	894-6000 ext. 507
Mr. George McGray	Heller School, Brandeis	876-1430
Ms. Gillie Terry	ABCD	742-5600 ext. 404
Mr. Bob DeSimone	BRA	227-4270 ext. 302
Mr. Sidney Gale	AJCC	542-1870
Mr. Matthew Skinner	ABCD	742-5600 ext. 412
Mr. Campbell Murphy	UCS	742-2000
Mr. Ed Kover	UCS	742-2000
Mr. Arthur L. Davis	UCS	742-2000

MEETING AT HECHT HOUSE

February 18, 1969, 9:30 a.m.

Health Services Planning

People present: see attached sheet.

A. Sidney Cale explained the concept of the proposed Neighborhood Service center, the Lena Park housing development and the role of Associated Jewish Community Centers.

B. He then suggested the following points for discussion:

1. Reaction to the concept of the service center
2. Understanding of needs of the people living in the area.
3. Possible involvement of agencies represented at this meeting.

C. Ed Kovar, of UCS, suggested that service planning for the area be done through a broad community corporation, which is interested in housing, health and community development. Participating agencies would be members of the corporation. This idea grew out of the Model Cities concept.

D. Sister Mary Bernadette, and Thomas deVane, of Carney Hospital, said that their hospital is interested in establishing a mobile clinic. They have already talked with Doris Graham and Model Cities already. They estimate that 50% of CH patients are from Dorchester. It was asked if anyone had information on where people from the area go now for health services.

E. Mrs. Betty Warnum, of Model Cities, asked what the mobile clinic would include, and how much training of local residents was planned. Representatives from Carney replied that the mobile clinic, as thought of now, would use a waiting place (like Hecht House) for people, and would offer discussion, cursory examination and referral. Ed Kovar suggested that the van could operate within a larger system of satellite clinics and referrals to several participating hospitals, as the Model Cities plan plans to do. deVane said that at present the hospital can train aides.

F. Campbell Murphy said that this discussion points up the need for a comprehensive plan for health services in the area.

(Family Services Planning Meeting, at Hecht House, February 18, 1969, 1:00 p.m.)

said that the Lena Park Association is representative of the community.

H. John Doyle, of Catholic Charitable Bureau of Boston, said that the proposed center fits their scheme of decentralized services.

I. William Murphy, of Grove Hall Welfare Office, said that he estimates that there are 4000 cases in the service area; this would mean that 10,000 to 11,000 people are on welfare in this area.

J. Clem Doyle, of UCS, said that there is an existing package of services which can be used in this area as well as in another; if it is used for this area, the boards of the participating agencies will not have to be consulted again, as they will be if they become involved in a new way.

K. Murphy said that this location would be good for an office that is trying to move out of Grove Hall to serve this area. The local branch offices can't expand any further.

L. It was decided to send a package of information on the neighborhood center proposal, and the neighborhood, to people attending this meeting. It was also decided to get in touch with Mack Hoe, from the Boston Housing Authority, and Dr. Kinlock, from the Public Health Department. Gillie Terry will do both of these.

The meeting ended at 2:30 p.m.

Gillie Terry
ABCD

People present at Family Services Planning Meeting
at Hecht House, February 18, 1969, 1:00 p.m.

NAME	AGENCY	TELEPHONE
- Sr. Mary Bernadette	Carney Hospital	296-4000
Mr. Edward Landry	Family Service Assocn. of Greater Boston	523-6400
Mr. John J. Doyle	Catholic Charitable Bureau of Boston	523-5165
Mr. William Murphy	Public Welfare, Grove Hall Office	442-1811
Mr. Ed Lamphres	Family Counseling and Guidance Centers	542-0903
Ms. Nancy B. Ebiling	Children's Protective Services of MSPCC	227-2280
Mr. Arthur E. Schoepfer	Boston Legal Aid	227-0200
Mr. Bill Taylor	Boston Children's Service	227-3000
F. Shawn Sheehan	St. Leo's	436-1445
Ms. Millie Guberman	Heller School, Brandeis	894-6000
- Mr. George McCray	Heller School, Brandeis	876-1430
Mr. Clem Doyle	UCS	742-2000
- Mr. Campbell Murphy	UCS	742-2000
- Mr. Bob DeSimone	ERA	227-4270 ext. 302
- Mr. Sidney Gale	AJCC	542-1870
- Ms. Gillie Terry	AECD	742-5600 ext. 401

CITY OF BOSTON/LENA PARK COMMUNITY SERVICE CENTER
RF 112, Attachment 4, cont.

People present at Recreation Services Planning Meeting,
at Hecht House, February 18, 1969, 3:00 p.m.

NAME	AGENCY	TELEPHONE
Mr. Ralph Darian	Boy Scouts of America	522-4000
Mr. Bill Taylor	Boston Children's Service Association	227-3800
Ms. Virginia Erlich	Roxbury Multi-Service Center	232-2353
Mr. Harold Thornton	Housing Consultant	
— Mr. Sidney Gale	AJCC	542-1870
— Mr. Bob DeSimone	BRA	227-4270 ext. 302
— Ms. Gillie Terry	ABCD	742-5600 ext. 404
— Mr. Campbell Murphy	UCS	742-2000

MEETING AT HECHT HOUSE
February 18, 1969, 3:00 p.m.
Recreation Planning

People present: see attached sheet.

Since this meeting was small, it was more informal than the other two. Campbell Murphy explained the concept of the proposed Neighborhood Service center, & the Lena Park housing development. The first part of the meeting was spent in discussion with Ralph Darrian, of the Boy Scouts; the second, with Harold Thornton, housing consultant who is working on the Neighborhood Service center proposal, and the Lena Park housing development.

The meeting ended at 4:00 p.m.

Gillie Terry
ABCD

150 TREMONT STREET . SUITE 600 . BOSTON, MASSACHUSETTS 02111 . Telephone 742-5000

March 27, 1969

To: Representatives of social service agencies who have expressed interest in participating in the proposed Lena Park Neighborhood Service Center.

Enclosed is a summary of the Lena Park Neighborhood Service Center proposal and a description of the present stage of the planning process. We are sending this to you so you can stay informed of our progress, and in the hope that your agencies will want to become an active partner in the center.

We will look forward to talking with you.

Gillie Terry

Gilais Ferry

GT:lee
enclosure

CLARE
BOSTON, MASS.
(U) 237677
(S) 553377 (D) 154700

MAR 9 1970
New
England
Newspaper

By Stephen Kurzman
Chicago Staff

Neponset residents question stadium plans

John D. Warner met with 450 of what could be his new neighbors Tuesday in an attempt to reassure their fears about the new house he wants to build.

Warner, head of the Boston Redevelopment Authority, explained the proposed stadium development plan to a gathering of Neponset residents from the Neponset section of the Dorchester District of 55,000 capacity stadium would be built.

He sought to assure the residents that the plan that would include a 510 million stadium, plus multiple unit residential apartments, hotel-hotel facilities, public and recreational facilities, the commercial facilities would provide a boost to the economy and environment of the community.

However, many of the residents and several local legislators expressed opposition to the stadium until they could be shown adequate traffic, transit and parking facilities to handle

the crowds would be included in the plan. Among the assurances offered by Warner were that:

—MBTA officials have told him they would construct a station at Neponset Circle on the South Shore transit extension line.

—Governor Sargent has asked the state Dept. of Public Works to study the possibility of suitable exit and entrance ramps off the Southeast Expressway, which the stadium will border.

—The off-street facilities for 10,800 cars would keep neighborhood streets clear of lines of parked cars.

—An adequate number of police would be hired by the stadium authority to patrol the stadium and surrounding neighborhoods to insure safety.

The meeting at St. Ann's Church meeting house on Neponset av. was sponsored by the Cedar Grove Civic Association, which will meet later this week with two other area neighborhood associations to de-

cide if they will support or oppose the plan.

Several times during his answers, Warner was interrupted by yells from the audience but for the most part the residents acted cordially and orderly.

The Dorset City Council will take up the proposal for the first time today. If the bill is sent to the House Rules Committee, Councilman John Sautonville, chairman of the committee, told the group yesterday he would hold the hearing in the Neponset area.

State Sen. George V. Kennedy (D-Dorchester) told Warner that unless the traffic and transit assurances are written into the legislation, "I am unabashedly opposed to the plan. This seems like a real estate proposal under the

rules of a stadium plan. We don't want another Columbia Point down here."

During the two-hour questions and answers session, Warner said that Harvard University's Dean Robert D. Watson had expressed interest in using the stadium in the school's football games with Dartmouth and Yale.

Popes Hill NA Seats New Slate

At the most recent business meeting of the Popes Hill Neighborhood Association, held on Thursday, February 8, at St. Ann's School, Lower Hill, a surprising crowd of some 75 area residents was present. Considering the cold, threatening weather conditions, this was quite a testimony to the community interest of the area.

A variety of topics was discussed including the status of the proposed Minot-Hendonway school replacement and proposed changes in housing for Lower Hill. A representative of the First National, Mr. Cripps, store manager, answered questions from area residents deeply concerned about the proposed expansion at the Morrissey Blvd. location. Many of the residents of the immediate area remain highly critical of the plans.

Present at the meeting were Mr. Kirk O'Donnell, Director, and Mr. Marty Rago, Asst. Director of the Field's Corner Little City Hall; Mr. Bob Desimone of the B.P.A. and Mr. Peter Meade of the Boston Parks and Recreation Dept. and representatives of City Councilor Atkins.

Some information on the proposal for a schoolboy track facility suggested for the Hallet street dump area (location of proposed stadium in 1970) was passed along. The members of the Popes Hill Neighborhood Association are expected to join with the Cedar Grove Civic Association and the Neponset Civic Association in an informational meeting regarding the schoolboy track on March 23 at the McKeon Post on Hallet street. The members are anxious to find out further details on the plan.

Later in the meeting, officers for the Association for 1974 were elected. Re-elected as President was Paul White, 47 Rosemont street; elected as vice president was Mrs. Nancy Harrington, 19 Spaulding street; chosen secretary was James Hunt, 47 Whitten street, and selected treasurer was Mrs. Barbara Tinkle, 172 Walnut street.

Retiring as officers were Mrs. Peg Devine (Secretary), 49 Victory road and Mr. John Downey (Vice Pres.), 26 So. Monroe terrace. Both were tendered an ovation for their outstanding contributions and hard work on behalf of the Association.

Also present at the meeting were Mr. Spencer Marlowe, Director of the Neponset Health Center. He and his Board of hard-working volunteer Directors hosted a tour of the Health Center facilities with refreshments following the conclusion of the Popes Hill meeting.

2491 60817.

Infill housing coming to East Boston

By Moshe Harebian

Ten to twelve units of housing to be built in East Boston under the Infill Program will probably be completed by February or March of 1972.

The units will be distributed among three sites at 37 and 39 Lexington Street and 235 Tremont Street.

Development Corporation of America (DCA) owns the land at 37 and 39 Lexington Street. It began construction of the six-story, 12-unit apartment building in 1968. The building is part of a package of 400 units developed by DCA throughout Boston and currently being developed in various stages of construction and planning.

Under the Infill Program, scattered vacant lots that have fallen to City ownership due to tax default are used as sites for small apartment buildings for large low-income families.

Most of the shanties around the three East Boston sites are expected to be constructed for a variety of reasons, including concern over an influx of large families with many children and cars into neighborhoods that are already congested.

Advocates have expressed their firm opposition to two public meetings held in East Boston in recent weeks, as well as at a meeting with Mayor White last week. In addition, a recent article published a month ago drew 1,200 signatures in opposition to the development.

The mayor has promised to visit the sites before making a decision on whether to support the shanties around the sites.

DCA official John Ransom, who is in charge of the Infill Program, acknowledges the opposition by the shanties. However, he feels that the need for housing in East Boston is so great and that there is enough support in the East Boston community at large to go ahead with the project.

Ransom feels that if there was widespread opposition to the program, "the community would have voted down this by attending the meetings and being more vocal than it seems to be."



Infill site on Lexington Street

(Photo by Don Amara)

For low-income families

All Infill units will be between two and five bedroom apartment and available only to low-income families, whose annual income after a series of allowable deductions is less than \$5,200 for a family of three, \$5,700 for four, \$5,900 for five, \$6,100 for six, \$6,300 for seven, and so on.

The rent charged to the tenant will be 23 to 25 percent of the family's net income. The difference between that and the apartment's actual market rent will be paid by the Boston Housing Authority under a federal rent subsidy program.

Families displaced from their homes due to governmental action will get first priority. In addition, the applicant's current residential area and difficulties with his present situation will play an important part in his getting one apartment.

East Bostonites will have priority

According to John Ransom, there are only a handful of families in Boston that can be classified as displaced. That means that eligible East Boston residents with urgent need for an apartment will have first priority in occupancy of the twelve units in East Boston.

The urgency of the applicant's need will be determined in many cases through a visit to his present dwelling.

The entire screening and tenant selection process will be done over a period of six months by a local tenant selection committee. Such committees are being organized in each of the five neighborhoods of the City where Infill is going on.

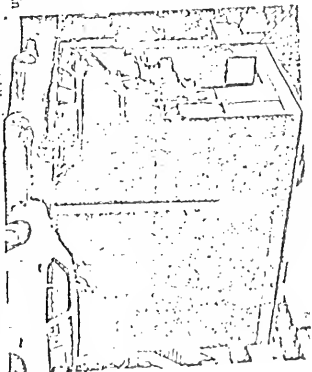
The Infill Program is permitted to be made up of 600 units, 100 from the City, 100 from the Boston Housing Authority, and 400 from private developers. By the time the program is completed, it will have 600 units.

The Neighborhood Council has not yet elected the six members, but it has elected four of those seats to shanties to the site at 235 Tremont St. The latter have refused to select representatives to the committee because of their opposition to the program, according to Mrs. Morash. The Neighborhood Council will select the committee after its new board has its first meeting in September. The offer to the Tremont St. shanties will stand, according to Mrs. Morash.

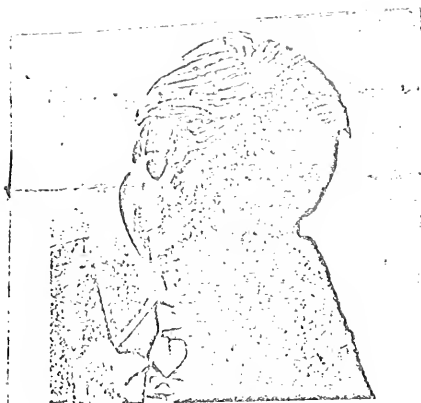
All units for sale in 15 years

While Infill is made possible because of the availability of funds through a number of federal programs, it is owned by a private developer.

However, one provision of the program calls for sale of the units in 15 years to the tenants or to any low-income families purchase their own homes. The details of Infill's future sale and purchase are not clear at this time.



Model Infill building on E. Springfield Street, South End (Photo by Moshe Harebian)



DCA's Infill Director John Ransom
(Photo by Mossik Hacobian)

Construction waits for "favorable conditions"

The buildings are expected to take only five and a half months to build. The three East Boston sites have already been excavated in preparation for pouring of foundations.

The only thing that seems to be holding up construction is the opposition of the abutters. "In Ransom's words, "Yes, we plan to go ahead, but we want to do it under more favorable circumstances."

Dick Durlow of the Boston Redevelopment Authority (BRA), having attended both public meetings in East Boston, referred to "degrees of opposition" and felt that nothing definitive had come out of the meetings as far as the next step in the Infill Program.

Durlow also noted the opposition of "entire neighborhoods" while some people opposed Infill altogether, others would accept it even changes in sites, number of units, and assurances of who would occupy the units. (The BRA will continue to run a public construction and tenant selection process in the Infill Program.)

Lvelyn Morash, vice-president of the East Boston Neighborhood Council and assistant to Representative Wilbur, felt that the upcoming elections had a lot to do with the timing of the construction. "My own feeling is they'll probably wait until November when the elections are over and tell Ransom to wait the line rights. No one will have to worry about how many votes then."

EAST BOSTON, MASS.
BOSTON, MASS.
W. 7000

JOHN 11 1971 New
England
Newsclip

1355

Community has say in park designs

by Edith deAngelis

I think a significant achievement has been reached by the residents of East Boston. Recently, plans were formalized and priorities established to develop a "Jeffries Point Waterfront Park," in the soon-to-be-vacated Milano-Tringale's properties.

Most significant in this development, I think, has been the enthusiastic participation of many interested persons in the Jeffries Point neighborhood. The design of the park was left open to the people but this was something not easily accomplished. It required attending many meetings to discuss the recreational needs of all the people in the area, and it involved careful consideration of the design of the park so that various activities were integrated properly.

After these aspects were agreed upon by the neighborhood, priorities for development had to be established.

The process actually began last August when the City took the approximately 3.5 acres of land by eminent domain just one day before the Massachusetts Port Authority was to purchase it. Mayor White promptly ordered a tot lot to be installed on a part of the site.

Mr. White then requested the PPA to work with the community in the design of the park, and cooperation on the part of the PPA has been considerable. Over the months, no less than ten design concepts were drawn up for community consideration, and ultimately the PPA designed the park as the community wanted it.

The idea of a waterfront park was first initiated years ago by the Most

Holy Redeemer Parish Council. The idea gained momentum with the formation of the East Boston Recreation Advisory Council two years ago. I think that the dedication and perseverance (and there has been a great need for that) of these two groups has been an important factor in making this a community designed park for East Boston.

The park itself will be staffed and maintained by the Parks and Recreation Department. Its central theme is built on an outdoor concept. The park is being funded by a bond issue floated by the city. Since only \$50,000 and a hope for matching Federal funds are available, the park will be developed in stages. The community's development priorities are: 1) the multi-purpose area which can be used in the summer for basketball and roller skating and be flooded in the winter for hockey; bleachers will be set up and trees planted. 2) Cook-out, picnic and sitting areas and a ranger station; 3) Bocce courts and a grassy play area for children; 4) An indoor-outdoor pool and landscaping; 5) The renovation of the existing area for a recreation center; 6) A tot lot.

The present tot lot is going to receive some asphalt for the basketball area and sand in areas like the slide.

This development, I think, is but another expression of what community participation can mean to a project. Such projects as the Paris St. pool, the Waterfront Park, and the Hayes Park improvements are simply a prelude to what can be accomplished in our East Boston community if various people and groups work in concert with one another.

"Hamburger Havens" Worry Area Residents

(Continued from Page 1)

refundable fee also discriminates against those residents who could not afford to raise the \$100 necessary to be heard.

The other half of the problem is the ordering of the ordinance itself. Residents do not mind the usual sit-down eating place, they usually only harbor fears about the drive-in or eat-out type of

restaurant. Finding the proper words to describe these eating places is quite difficult, one can wind up writing pages of definitions only.

The crux of the matter is that by changing certain accepted land uses to which do not require public hearings into conditional uses (which do require public hearings) most residents do not wish to make the 'normal' eating place go through the hassle of public hearing. They wish only to weed out the 'undesirable' eating places. How do you do it? Good question.

Residents who have seen a number of "Hamburger Havens" move into their area regret that they came.

To put it mildly, they often become 'juvenile hang outs.' To put it frankly, they can sometimes become areas where hard drugs can be obtained.

the opening of the summertime season.

Fast Food Chains Draw Local Flak

The recent intense interest fast food franchises have shown in locating in various communities has prompted residents of these areas to seek means of prohibiting the influx of more "Hamburger Havens."

A meeting of the Jamaica Plain Community Council June 15, certain members voiced a frustration over fast food

franchises - a frustration which has turned to anger.

"Abutters" (those living on the border of such restaurants) cite the detrimental effects of such businesses.

"Hell," said one, "They create noise problems from all the cars coming and going, they litter the parking lots and all the

papers blow onto my lawn. I'm sick and tired of these places. They not only bring down the immediate area, but they also bring down the entire community."

Quickie sub stands, drive-in pizza parlors, and hamburger haunts seem to come in batches. When one moves in and finds the area lucrative it seems as if they all pick up the trail and move in.

A problem presents itself when local residents begin looking into means of providing any more such businesses from entering the area.

Any over-all means of prevention entails a zoning ordinance change, which requires the posting of a \$100 non-refundable bond along with the citizen's petition. The fee covers the cost of the hearing, plus other expenses such as copying the petition, etc.

After the petition is presented to the Zoning Commission, the Board of Health and the City Council is called in to advise on the petition. The Board of Health considers the proposed change, and they recommend it, pass it to the Zoning Board. The City Council then makes the final decision on the petition.

Next, a public hearing is held before the Zoning Board, in which any opposition to the amendment is heard as well as any arguments in favor. The Board then makes a decision either for or against the proposed change. No reasons for their decisions are given.

The problem is two fold. For one, raising \$100 can sometimes be a hard-up for the petitioners. This may tend to prohibit some citizens from being heard. The non-

(Continued on Page 2)

City To Build Waterfront Park Soon on Sumner St.

The East Boston Recreation Master Planning and Land Use Council has approved the plan for a new waterfront park on Sumner Street to develop development of the waterfront area from the Hodge Boiler Works to the Derran Chocolate Co. on New Street.

The City of Boston Parks and Recreation Department and the Boston Redevelopment Authority are working on the plan for a new waterfront park.

Site of the new park is opposite the Maverick Square housing development. The park will eventually cover the entire waterfront area from the Hodge Boiler Works to the Derran Chocolate Co. on New Street.

Dates for the public meetings are October 6 and 19th at 7:30 P.M.

All interested residents are urged to attend and express their views and ideas on what the park should entail.

EAST BOSTON COMMUNITY
NEWS
BOSTON, MASS.
W. 7,000

JUL 9 1971

New
England
Newspaper

1355

Maverick elderly housing gets \$3.1 million funding

Three hundred units of elderly housing for East Boston have been formally approved by Washington, Mayor White announced this week.

The federal government has allocated \$3.1 million for the project, which will be built on a 9.6-acre site bounded by Sumner, Bremen, Marginal, Lewis and Webster Streets.

The only thing standing in the way of the project getting started is purchase of the land and demolition of the buildings. The site, which touches Maverick Square, contains several abandoned and half-occupied buildings and factories.

The Boston Redevelopment Authority, which is sponsoring the project, expects that construction won't begin for a year.

The project will be funded under the federal "Turnkey" legislation, and will charge rents on the level of public housing.

Under the Turnkey plan, a developer bids on doing the work and the winning bidder "sells" the project to the city for a fixed price.

Dick Lundgren of the B.R.A. has been chosen the project director for East Boston. He said he will be working closely with the city's Total Advisory Council in developing the project.

EAST BOSTON COMMUNITY
NEWS
BOSTON, MASS.
W. 7,000

SEP 17 1971

New
England
Newspaper

Land Use Council to talk about Maverick Square

The East Boston Recreation Master Planning and Land Use Council will hold two important meetings this month.

One will be held Wed., Sept 22 at 7:30 at the Holy Redeemer Hall. Development along the waterfront in the Jeffries Point area will be discussed. Specific topics will be the elderly housing site, an open space area and the Neighborhood Development Project (NDP). Residents, young and old, who live in the Maverick Square area are encouraged to attend and express feelings about what kinds of facilities, equipment and land use are desirable. Representatives from the Boston Redevelopment Authority (B.R.A.) and the Community Development Corporation (C.D.C.) will participate.

The second meeting will be held Wed., Sept. 29 at 7:30 at St. Joseph's Hall concerning the Noyes Playground. All that are interested should attend.

Residents help map plans for elderly housing

by Phil Giffie

During the past two months, state and local agencies have approved a "neighborhood development program" for an area of land on Summer and Lewis Streets.

This "NDP" will include the 300-unit elderly housing project that got federal funding earlier this year. Under the type of funding that was given, the entire area around this new housing must be developed as well.

The overall plan is called an NDP.
"NDP" is a new name for urban renewal. It is funded by the department of Housing and Urban Development (HUD) and administered by the Boston Redevelopment Authority.

The elderly housing site has already been designated an NDP and the area adjacent to it, to the west and south, has been proposed as an NDP.

Now that this program has been approved, actual planning for the elderly housing site can begin.

On Sept. 22, the first of a series of meetings was held to get residents' views on the design of the buildings and on what facilities should be included in the elderly housing.

Want advice on uses

Also at the meeting, the Boston Redevelopment Authority's planning director for the area, Mr. John J. Sullivan, said that the area was being designated as an NDP of areas that could be developed in the future. NDP areas included commercial, residential, and

Both Mr. Lundgren and Edith DeAngelis, chairman of the NDP advisory committee, said the elderly housing project would be the centerpiece of the waterfront.

They pointed to the dilapidated condition of the waterfront and the lack of good housing and parks. Both showed concern that private developers could easily develop this valuable resource at the expense of the community unless plans, guidelines and controls can be generated soon.

This meeting, held at Puro Hall, was the first in a series of open, public meetings to be held about every two weeks for at least the next several months. All East Boston residents are urged to attend.

Schedule of meetings

Starting with the important Waterfront



WATERFRONT MEETING - At Puro Hall East Boston residents from the Harvard Sq area discuss with Dick Lundgren, of the B.R.A., and the East Boston Recreation Master

Master Plan meeting on Wednesday, Oct. 6, at 7:30 p.m. at Puro Hall, 63 London St., the series will include:

A discussion of Temple Authority Land and Development by Susan Strat of the Conservation Commission, at a regular meeting of the Land Use Committee, Thursday, Oct. 7, 7:30 p.m. at CDC office, 144 Meridian St.

Thursday, Oct. 14, another meeting on master planning for the waterfront, with emphasis on the waterfront park, at 7:30 p.m., at CDC office, 144 Meridian St.

A final general agenda on the waterfront development at Puro Hall, Tuesday, Oct. 19, 7:30 p.m., covering elderly housing, park development and other proposed uses of the area.

Planning & Land Use Advisory Council, their ideas about how a "NDP" area along the waterfront should be developed.

EAST BOSTON TIMES
EASTON, MASS.
10-11-69

OCT 14 1971

1355

New
England
Nov 14 1971

OK Given For \$3 - Million Elderly Housing Planned For Maverick Square Area

Federal approval has been given for the construction of a \$3-million elderly housing project in the Maverick Square area of East Boston. The project, which will consist of 200 units of housing for low-income elderly persons and apartments for low-income families, is being developed by the Boston Housing Authority (BHA) and the Boston Housing Authority (BHA).

The BHA, which is a city agency, will receive \$3 million in federal funds to the area's agency. The money will enable the BHA to purchase the property, build and operate the housing project, and conduct the necessary planning and engineering for construction of the housing.

The 9-acre area is just south of the Maverick Square, bounded by Summer Street, Federal, Lewis, and Webster streets.

A joint undertaking by the BHA and the Boston Housing Authority (BHA) is being undertaken by the BHA and the Boston Housing Authority (BHA).

(Continued on p. 13, Street)

Elderly Housing Continued from p. 13

The BHA and the Boston Housing Authority (BHA) are planning to build 200 units of housing for low-income elderly persons and apartments for low-income families. The project is being developed by the Boston Housing Authority (BHA) and the Boston Housing Authority (BHA).

The BHA, which is a city agency, will receive \$3 million in federal funds to the area's agency. The money will enable the BHA to purchase the property, build and operate the housing project, and conduct the necessary planning and engineering for construction of the housing.

The 9-acre area is just south of the Maverick Square, bounded by Summer Street, Federal, Lewis, and Webster streets.

A joint undertaking by the BHA and the Boston Housing Authority (BHA) is being undertaken by the BHA and the Boston Housing Authority (BHA).

(Continued on p. 13, Street)

The Boston Housing Authority (BHA) is planning to build 200 units of housing for low-income elderly persons and apartments for low-income families. The project is being developed by the Boston Housing Authority (BHA) and the Boston Housing Authority (BHA).

The BHA, which is a city agency, will receive \$3 million in federal funds to the area's agency. The money will enable the BHA to purchase the property, build and operate the housing project, and conduct the necessary planning and engineering for construction of the housing.

The 9-acre area is just south of the Maverick Square, bounded by Summer Street, Federal, Lewis, and Webster streets.

A joint undertaking by the BHA and the Boston Housing Authority (BHA) is being undertaken by the BHA and the Boston Housing Authority (BHA).

(Continued on p. 13, Street)

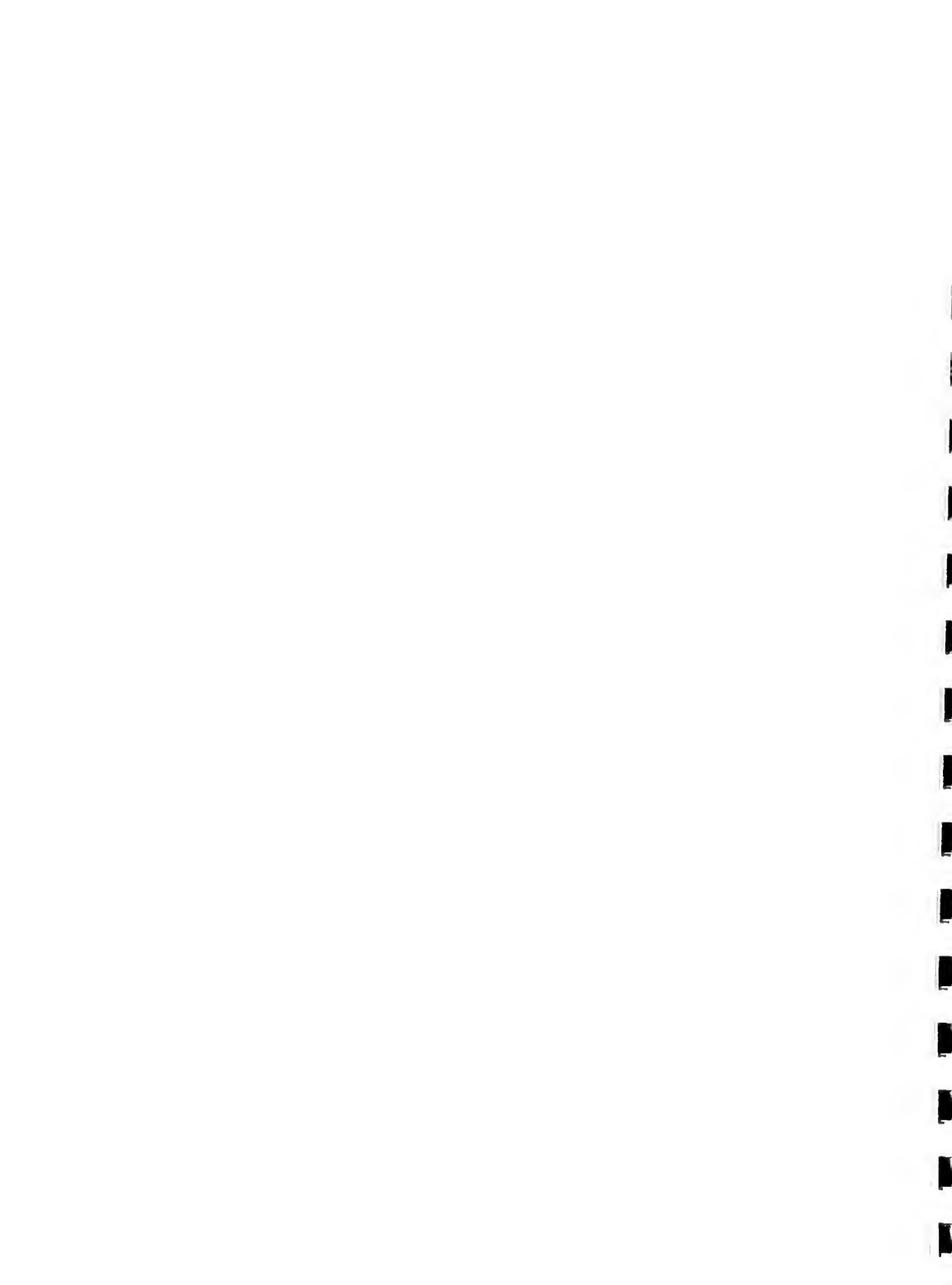
The Boston Housing Authority (BHA) is planning to build 200 units of housing for low-income elderly persons and apartments for low-income families. The project is being developed by the Boston Housing Authority (BHA) and the Boston Housing Authority (BHA).

The BHA, which is a city agency, will receive \$3 million in federal funds to the area's agency. The money will enable the BHA to purchase the property, build and operate the housing project, and conduct the necessary planning and engineering for construction of the housing.

The 9-acre area is just south of the Maverick Square, bounded by Summer Street, Federal, Lewis, and Webster streets.

A joint undertaking by the BHA and the Boston Housing Authority (BHA) is being undertaken by the BHA and the Boston Housing Authority (BHA).

(Continued on p. 13, Street)



DEC 21 1971

1355
1355
1355

1355
1355
1355

Groups disagree over Shore Plaza

by Dave MacGregor

Community groups appear to be divided over whether or not they should endorse the new architect's plans for Shore Plaza.

APAC and the Land Use Committee have come out against the new plans for the First Street project, while the Neighborhood Council and the Community Development Corporation have approved them with reservations.

These four groups make up the bulk of the membership of the Shore Plaza Negotiating Committee, which has fought for the past year for a redesign. All groups voted separately on the issue and some of the votes were close.

The key to a final decision by the community negotiators could be a meeting with Mayor White that was scheduled to take place yesterday (after our press time).

The Negotiating Committee was expected to ask the Mayor to work out a compromise on the Shore Plaza issue that would involve some kind of moratorium on any further construction on this section of the waterfront.

Rev. J. Marshall Bevin, co-chairman of the negotiating committee, said the group wants a moratorium until the new Community Development Corporation and the Boston Redevelopment Authority can agree on a "moderate" plan for the waterfront.

Rev. Bevin said he thought it could prove senseless to argue over such items as the number of apartments in Shore Plaza if another project

comes along and falls in a neighboring parcel.

A goal of the group, it seems, is to insure that recreational land and open space are included in the master plan for the waterfront.

However, the group has already accepted such improvements on the waterfront as the elderly housing project scheduled to be built near Maverick Square next year, and 50 units of elderly housing near the Shore Plaza site.

However, even if the Mayor can halt zoning variances to build high-rises on the waterfront, it remains to be seen whether the Negotiating Committee can come to an agreement on the new Shore Plaza design. The new plan calls for eight-story buildings and 451 apartments - a bit lower and with fewer units than before.

APAC chairman Mary Ellen Welch said her agency is mainly concerned with the number of units.

"APAC is not against housing on the waterfront site," she said in an interview. "It just wants to make sure the neighborhood is not given something it can't handle."

Generally, members of the Negotiating Committee want First Realty to guarantee that the landscaping and recreational facilities in the new plan will be built, and not "trimmed" when costs run up.

The group plans to meet with First Realty this week, but committee chairman Edie DiAngelis said, "There is still much more to be worked out before a decision on the project can be made either way."

1355
1355
1355

MAR 4 1971

New
England
Newspaper

1355

First Realty Agrees To Negotiate With Heads Of Neighborhood Group

Mayor Kevin White has offered work on the project.

The Mayor promised that construction would not be allowed to resume until the dispute was resolved, and that the city will act as a referee in the battle between the community and the developer.

The dispute is over the design of the project, which is to be a 10-story building with 451 apartments. The city has rejected the design, saying it is too tall and too close to the waterfront.

Meeting with the group of an hour, White said the city would work with First Realty on a half of the community in an attempt to resolve design changes. The city has rejected the construction permit, saying

The Mayor promised that construction would not be allowed to resume until the dispute was resolved, and that the city will act as a referee in the battle between the community and the developer.

The dispute is over the design of the project, which is to be a 10-story building with 451 apartments. The city has rejected the design, saying it is too tall and too close to the waterfront.

Meeting with the group of an hour, White said the city would work with First Realty on a half of the community in an attempt to resolve design changes. The city has rejected the construction permit, saying

INFILL HOUSING PROGRAM

PLAN FOR NEIGHBORHOOD INVOLVEMENT

Boston Redevelopment Authority

City Hall

Boston, Massachusetts

May 5, 1970

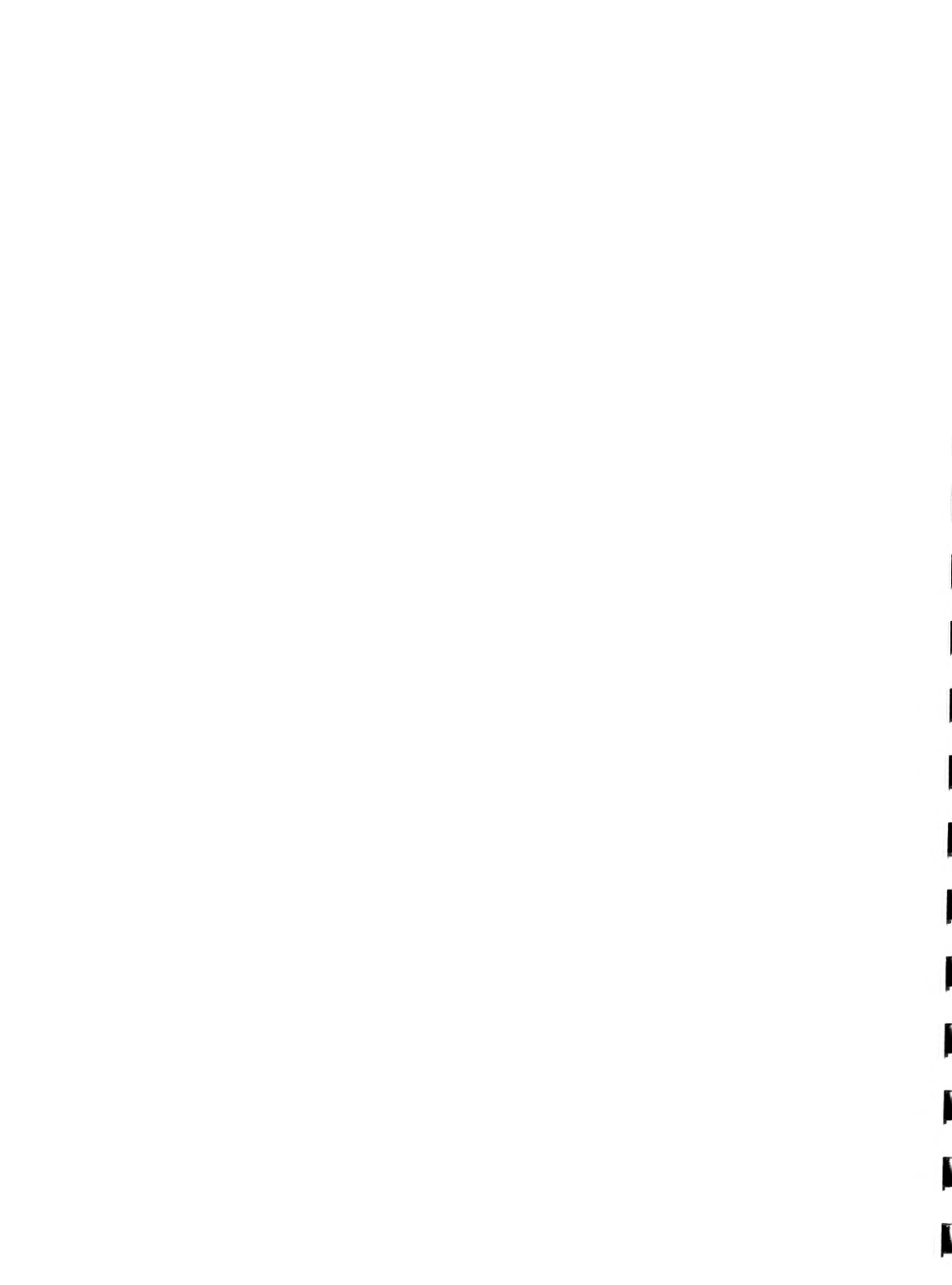


EXHIBIT 2

List of

(INFILL GENERAL INFORMATIONAL MEETINGS.)

EXHIBIT 2

List of Infill General Informational Meetings.

Model Cities

July 25, 1968	Sub-area 1 Housing Committee
December 14, 1968	Sub-area 5 Housing Committee
December 28, 1968	Sub-area 5 Housing Committee
January 5, 1969	Sub-area 5 Housing Committee
February 26, 1969	Sub-area 6 Housing Committee
March 24, 1969	Sub-area 6 Housing Committee
March 26, 1969	Sub-area 4 Housing Committee
September 2, 1969	Housing Milestone Committee visit to Infill building
September 3, 1969	Housing Milestone Committee
September 10, 1969	Model Cities residents visit to Infill building
September 10, 1969	Sub-area 2 Housing Committee
September 11, 1969	Sub-area 4 Housing Committee
September 11, 1969	Sub-area 5 Housing Committee
September 13, 1969	Model Cities residents visit to Infill building
September 17, 1969	Sub-area 3 Housing Committee
September 19, 1969	Model Cities residents visit to Infill building
September 24, 1969	Sub-area 2 Housing Committee
September 24, 1969	Sub-area 3 Housing Committee
September 25, 1969	Sub-area 4 Housing Committee

Exhibit 2

List of Infill General Informational Meetings / page two

Washington Park

September 6, 1968

General Infill meeting at Freedom House

South End

June 18, 1968

South End Urban Renewal Committee

September 5, 1968

Union Park Association

October 19, 1969

Housing Development status report at
MacKey School

Charlestown

July 2, 1968

Executive Committee of Federation of
Charlestown Neighborhood Groups

October 17, 1968

Ward 2 Democratic Committee

East Boston

December 1, 1969

Monsignor Pitaro and East Boston
Neighborhood Council.

Brighton

planned - not needed

Program and site review at VFW Hall
with Allston-Brighton Civic Association

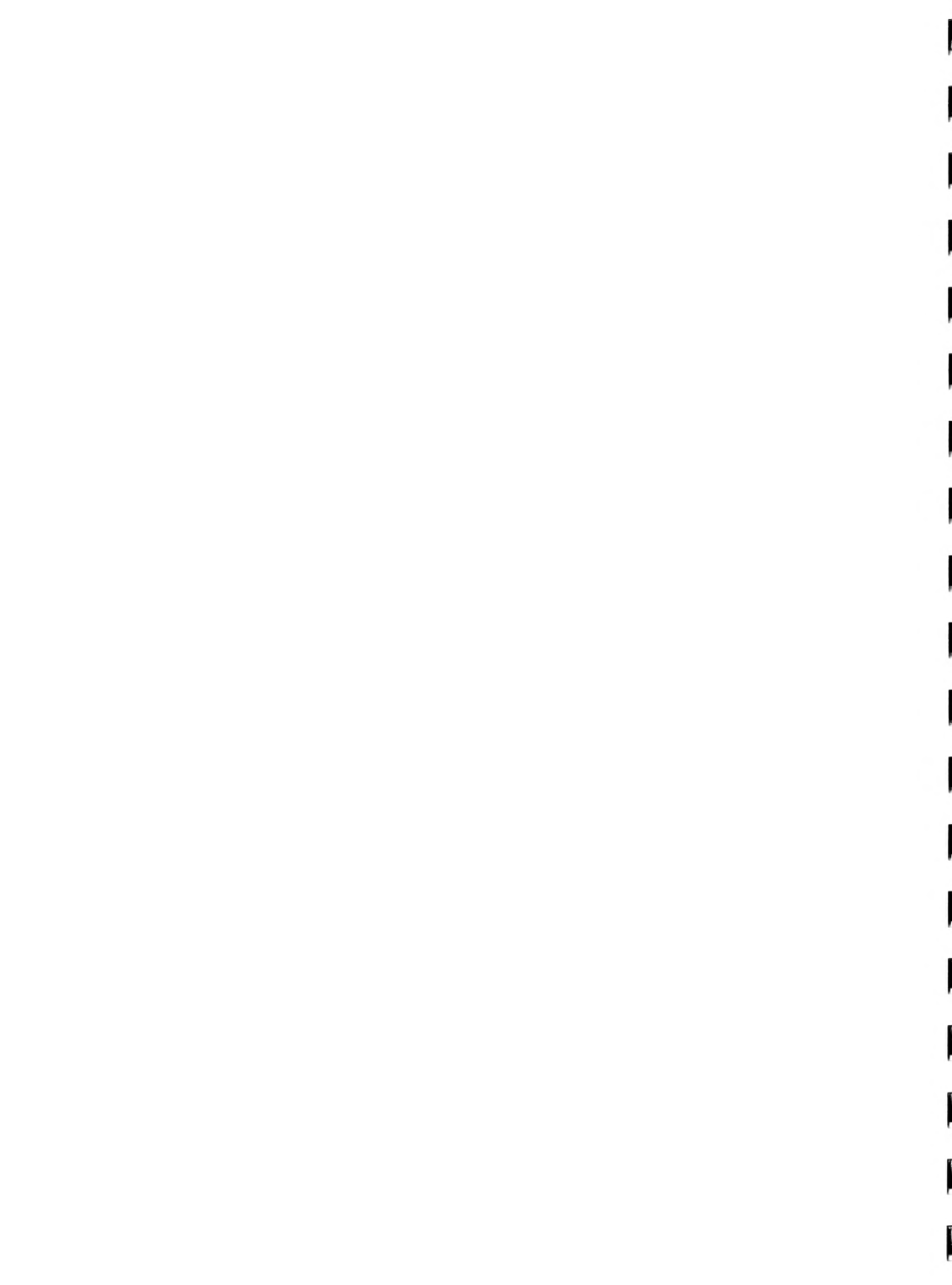


EXHIBIT 3

List of

INFILL PROGRAM AND SITE REVIEW MEETINGS.

List of Infill Program and Site Review Meetings.Washington Park

December 16, 1968	Program and site review with abutters
December 17, 1968	Program and site review with abutters
October 22, 1969	Program and site review with abutters

Charlestown

October 29, 1968	Program and site review with abutters
October 30, 1968	Program and site review with abutters

Dorchester North

October 21, 1969	Program and site review at Dorchester House
October 23, 1969	Program and site review at Greenwood Methodist Church
November 15, 1969	Program and site review at Minot School

Dorchester South

October 30, 1969	Program and site review at Wolcott School
November 12, 1969	Program and site review at Wolcott School

Parker Hill

October 28, 1969	Program and site review at Tobin Memorial Building
------------------	--

Jamaica Plain

October 29, 1969	Program and site review at Jamaica Plain High School
November 10, 1969	Program and site review at Parkman School
November 11, 1969	Program and site review at Parkman School

Exhibit 3

List of Infill Program and Site Review Meetings.

East Boston

November 14, 1969

Program and site review at Barnes School

Aug 11 1971

August 3, 1971

Mr. William J. White, Executive Director
Massachusetts Housing Finance Agency
73 Tremont Street
Boston, Massachusetts 02103

Dear Mr. White:

I am writing you at the request of Mr. Daniel Rossano of East Boston with respect to his application for financing for a housing rehabilitation project on Marginal Street, East Boston. My intention is to describe to you the kinds of planning and redevelopment activities that are now taking place in East Boston under the supervision of, or with the support of, the Mayor's Office and the Boston Redevelopment Authority. I hope that I will be able to convince you of what we in City Hall believe will be one of the most dramatic inner city revitalization efforts to take place in Boston in the next decade, namely that in the vicinity of the East Boston waterfront. In turn, I also hope to be able to make clear to you that Mr. Rossano's proposal is an integral part of this revitalization program, and that its implementation at this time would be a significant step forward in this program.

The City's planning efforts in East Boston were minimal during the early 1960's. The major effort during the mid - 1960's was the preparation of an East Boston General Neighborhood General Plan that recommended that the fast fading industrial activities along the East Boston waterfront be phased out and replaced with a combination of housing, commercial and community facilities. This recommendation was reiterated in the 1965/1975 General Plan for the City of Boston, the land use plan of which indicated that housing, commerce, open space and community facilities be built on and near the waterfront, with support activities to continue as necessary. In addition, both of these reports called for a concentrated effort to rehabilitate the existing housing stock in the community as well as to improve existing community facilities. We continue to support all of these objectives, and our present efforts, as I shall describe below, are aimed at their achievement.

During 1983, the City of Boston established the Mayor's Office of Public Service, with one of its major purposes being the creation of so-called Little City Halls in each of the City's neighborhoods. In East Boston, one of the most active programs was begun in the Little City Hall under the direction of Fred Salvucci. A cooperative effort was undertaken with the U.S.A.'s District Planning Program in the hope of guiding the future growth of East Boston toward the goals as outlined above. Several significant projects have been undertaken during the past two years and others are now being proposed that further substantiate the City's confidence in the revitalization of the area. These are listed below.

1. The City has recently been notified by the Department of Housing and Urban Development of the reservation of \$3.1 million in funds for the construction of 300 units of housing on 9.6 acres of land in Maverick Square. This project is being carried out under the Neighborhood Development Program. It has further been agreed that the H.U.D. area be expanded to include a larger section of the Lewis Street waterfront as a second-year H.U.D. application.
2. The City is presently in the process of applying for Open Space Land funds for a 10 acre park along Summer Street just to the west of the H.U.D. area. All parties concerned agree that this is one of the highest priorities for open space acquisitions in Boston and the application is expected to be quickly expeditied.
3. Property at the top of Jeffries Point has been acquired by the City to be developed for park purposes. Design of the park has been worked out with a major input from residents of the area. Temporary recreational facilities have been erected on the site awaiting final construction activity.
4. Brophy Park at the top of the Jeffries drumlin is scheduled for urban beautification in the coming year.
5. A new Barnes Middle School is under planning on Border Street north of Central Square. Property has already been acquired.
6. A 400-unit housing project at the corner of Border and Condor Streets to be built by the First Realty Company is under redesign. This outcome resulted from a great deal of community concern over the appropriateness of the scale of the building proposed, and its very poor utilization of its waterfront location.
7. During the past month, the East Boston Community Development Corporation received a \$1.3 million grant to fund its planned activities. These include a major planning/development program along the entire East Boston waterfront from Jeffries Point to the Chelsea bridge, and a housing rehabilitation program, among others. We believe these programs are going to lead to very visible improvements in the community, particularly in areas near the waterfront.

6. Recently the Governor of Massachusetts took a very positive stand for improving the viability of East Boston as a residential community by disapproving of the Massachusetts Port Authority's request to build a new runway and to engage in other expansion projects. He indicated that the residential integrity of the community should be preserved and that the M.P.A. should begin a program immediately of reducing aircraft noise, soundproofing buildings and repaying the community for some 70 acres of open space land taken in the last decade.

9. A recent consultant report prepared for the M.P.A. with respect to the future of the Boston seaport recommended that seaport activities now spread throughout the harbor area be consolidated in South Boston. A specific recommendation was that the grossly underutilized M.P.A. seaport facilities in East Boston be phased out. Implementation of such a proposal will make possible an even greater use of the waterfront for housing and community-related uses and further enhance residential rehabilitation activities in the area.

10. Private housing rehabilitation has begun to take place in the Haverick-Jeffries Point section in the vicinity of the Rossano proposal. With the demolition of the old M.P.A. grain elevator, the view of the harbor from East Boston has been greatly enhanced and the desirability of the area for residence much improved.

These are the kinds of activities now ongoing in East Boston that we think indicate a fast-increasing interest in the future of the area as a fine inner city residential area. We believe that Mr. Rossano's rehabilitation project on Marginal Street is in keeping with our objectives for the future growth of East Boston and we hope that you will agree. If you have any further questions about our plans for the area, please feel free to contact us.

Yours truly,

Robert T. Kenney
Director

fc
5-20/21 3-1

Bill Zeigler and Bob Robinson

My Bishop

March 11, 1971

IMPACT TALKS WITH EAST BOSTON IMPACT - INITIAL IMPRESSIONS

Last week, I met with representatives of IMPACT to review some of the work they are doing and their future plans.

IMPACT was recently set up under provisions of the Economic Opportunity Act of 1964, as amended, which established CIO (see attached article). It is a community-based group and is attempting to coordinate its activities with the East Boston Land Use Committee and the Recreation Council. It appears that IMPACT has done some community organization and has gotten some of the various groups in the area to cooperate more. It also provides some of its facilities for community meetings.

IMPACT is mainly interested in residential rehabilitation and real estate development as a means to assist the community. It has just completed a report on the East Boston waterfront. This report is a detailed inventory of the physical and economic realities of the area and is quite good. We should be receiving copies next week.

The major work items of IMPACT appear to be the following:

1. Establish a community development corporation with about \$2 million in CIO funds. They feel they have a good chance to be funded. The corporation would be the first CDC in the country in a white ethnic area. For example, other CDC's have been set up in New York's Bedford-Stuyvesant,ough in Cleveland, and Roxbury; thus, most CDCs have been in black neighborhoods.
2. Prepare a community master plan for the East Boston waterfront in cooperation with public agencies.
3. Have a significant voice in what happens in East Boston, particularly regarding waterfront development. (They talk about a planning and design review board).

IMPACT has been receiving technical assistance from many outside groups such as B.C. Law School and Harbridge House, the latter is CIO funded and has planners and other professionals.

My first impressions of IMPACT is that it is an ambitious and exciting group interested in contributing to East Boston, helping the community have more of

Page Two

an "impact" in what goes on in the area. My only fear is that they may be moving too fast for the community. They tend to be aggressive, but occasionally take important decisions without checking with the community-wide committee. This came out in a meeting last Thursday and an IMPACT staff member was "reeducated" by residents; he apologized and stated he would notify them of all major policy moves.

I feel I should work with IMPACT in its planning for the East Boston waterfront. I feel that groups like this can provide important inputs into the district planning program, which facilitates us to encourage a neighborhood planning process. It appears to be sufficiently tied into the LAC committee and tends to act as a planning group for the LAC.

I'll keep you informed.

EB:ead

Attachment

cc: Dick Lundgren

short-run programs to "enrich" the ghetto and long-range programs to integrate the people of the ghetto so they might share in the material benefits that are open to other segments of our society. New leadership had to be identified, the economic environment of the ghetto had to be restructured, and new financial bases had to be created. Contrary to the beliefs of establishment leadership and to popular notions, new leadership did come to the fore, and some very exciting projects were initiated.

DeForest Brown, John McCown, Delvon McEwen, Bernice Gifford, Alex Marcove, Bart Guffin, and Jeff Faux are some of the individuals who were responsible, in substantial ways, for the establishment of promising community economic development projects. In direct contrast with business and government leaders, they seem to realize that progress is not achieved through glittering generalities, headlines, or press releases. They admit their mistakes and, most important, they believe in their primary resource—the innate intelligence, ingenuity, and competence of poor folk, once given a proper chance. With these tools, and by dint of hard work and experience, they have helped to create both a theoretical basis and a functional model designed to achieve legitimate social and economic change. These critical differences established, we can move on to other relevant issues. How did these projects get started? In what way do they function? Why do we know so little about them? How can they be encouraged to grow and flourish? What are their chances for success?

Three years ago, Congress passed a little-known piece of legislation called "Special Impact" or Title I-1 of the Economic Opportunity Act, as amended—originally known as the Kennedy-Javits Amendment. Its intent was to require that the Office of Economic Opportunity (OEO) provide sufficient funds to make an appreciable impact on the problems of a few carefully selected urban and rural projects. Special Impact represented the first departure from the nickel-and-dime, hand-holding approach to poverty.

Over the first two experimental years (FYs 1968 and 1969) Congress allocated one and one-half million and eleven million dollars respectively of I-1 funds to OEO. This year Congress expressed its vigorous approval of community-based economic development by institutionalizing the program on an ongoing basis and appropriated thirty-six million dollars. At the same time, without even pausing for on-site visits to any of the existing projects, the Nixon henchmen began to devise schemes to attempt to divert the moneys Congress had allocated to I-1, thus setting the stage for the destruction of an extremely promising program. Before describing how the administration has gone about this, an outline of the substantive issues, background, and the participants would be useful.

In brief, the Community Development Corporation (CDC) concept embraces the central principle that a hub corporation, usually nonprofit, is organized by community (that is, poor or minority) representatives to acquire outside resources such as venture capital, short- and long-term loans, technical assistance, and the like, in order to develop the economic, human, and physical resources of the community. The hub corporation, then, either invests in or makes loans to a variety of subsidiary for-profit corporations—each one securing concrete benefits for the poor community—through flexible policies of financial support which are geared to the specific needs of the particular enterprise. Usually the CDC retains virtually complete control of the subsidiary corporation throughout the start-up period; however, in this scheme, most plan to make stock in subsidiary corporations available at very low cost to employees and residents of the communities in which they operate, and a number intend that majority control will eventually be in the hands of the workers and residents. Although there are variations among the different programs (no two community corporations are exactly alike—as no two communities are alike) and each project reflects specific local needs, the organizational structures are basically similar in design and scope.

At present, Special Impact CDC's are operating in Cleveland (Houghton; Chicago (North Lawndale); New York (Haitian and Bedford-Stuyvesant); St. Louis; Detroit; Washington, D.C.; Durham, North Carolina; Albuquerque, New Mexico; Sparta, Georgia; Roanoke, Virginia; Corbin, Kentucky; and Troy, Alabama.

In addition, new programs are getting under way in Denver, Boston, Seattle, southern Texas, Rochester, (N.Y.), Trenton, (N.J.), Hawaii, and northeastern Oklahoma.

The projects are as diverse as the needs of their particular communities. In Sparta, Georgia, it is cash farm; in Maui, Hawaii, a shrimp plant; in Chicago, a shopping plaza; in Cleveland, a rubber plant; in Corbin, Kentucky, a woodwork co-op.

In passing, it would seem proper to briefly identify and give credit to those individuals who were responsible for the initial success of I-1 programs, for no other reason than that the misdirected attention of the mass media has left these people anonymous. A paradox that never ceases to amaze me—which is fairly representative of contemporary media style—is how self-appointed experts or public officials with access to the media are quoted at length, irrespective of the incomprehensible drivel they have to offer; yet none of the major newspapers, networks, or magazines has seen fit to offer a comprehensive interview with any one of the above-mentioned CDC people—the representative few who have

SIDNEY PLAZA EAST

Design Review

In the design review evaluation consideration was given not to esthetic detail but rather to several major items which were felt to significantly effect and control the quality of the living environment both within the project and the adjacent neighborhood.

It was also decided that the basic design partee, in terms of site use, building orientation and building concept, was valid and potential revisions would be made within this framework.

Density

Primarily people density and adequately filling their demands. Open space needs as required primarily by multi-bedroom units. Physical relationships of building masses and their effects on exterior spaces. Auto circulation and storage.

Generally, attaining a density more in keeping with existing conditions on Eagle Hill.

Unit Density:	Existing density (Eagle Hill)	= 45 D.U./ac.
	Proposed density	= 82 D.U./ac.
	Nearest residential zone allows	= 42 D.U./ac.

People Density:	Proposed = 1424
	Revision = 1278

Open Space:	Required (H-1)	= 180,400 Sq. Ft.
	Proposed:	= 90,280 Sq. Ft.

(including decks, walkways, etc.)

Pedestrian Circulation & Vehicular Circulation and Storage

Since both occur to a great extent at the same level they were both viewed as to how they could accommodate each other and both project and Eagle Hill people and cars were considered.

Direct pedestrian access to the waters edge was considered extremely desirable

particularly as an easily attainable objective to Eagle Hill residents. Also, cross-site access from the end buildings to the central open space at walk-way level was also considered desirable as opposed to the parking lot and in any event, "end running" one or two buildings.

The desirability to improve pedestrian circulation from Border Street to all units was also considered. Moving elevators to mid-building locations where productive, should be discussed with the architect as a possibility.

Cross site walkway circulation is proposed thru the buildings.

Better vehicular access to all commercial uses, both customer and service, also a need to satisfy some commercial parking.

The use of two access ramps from Border Street with two traffic LOOPS and no THRU traffic road accomplishes some of the above. (Emergency vehicles could have thru site access).

Parking Evaluation Required (as by Code)

Residential (.9/unit)	406
Commercial (1/350 sq. ft.)	115
Total	521 spaces
Existing on scheme	355
Additional needed	166 spaces

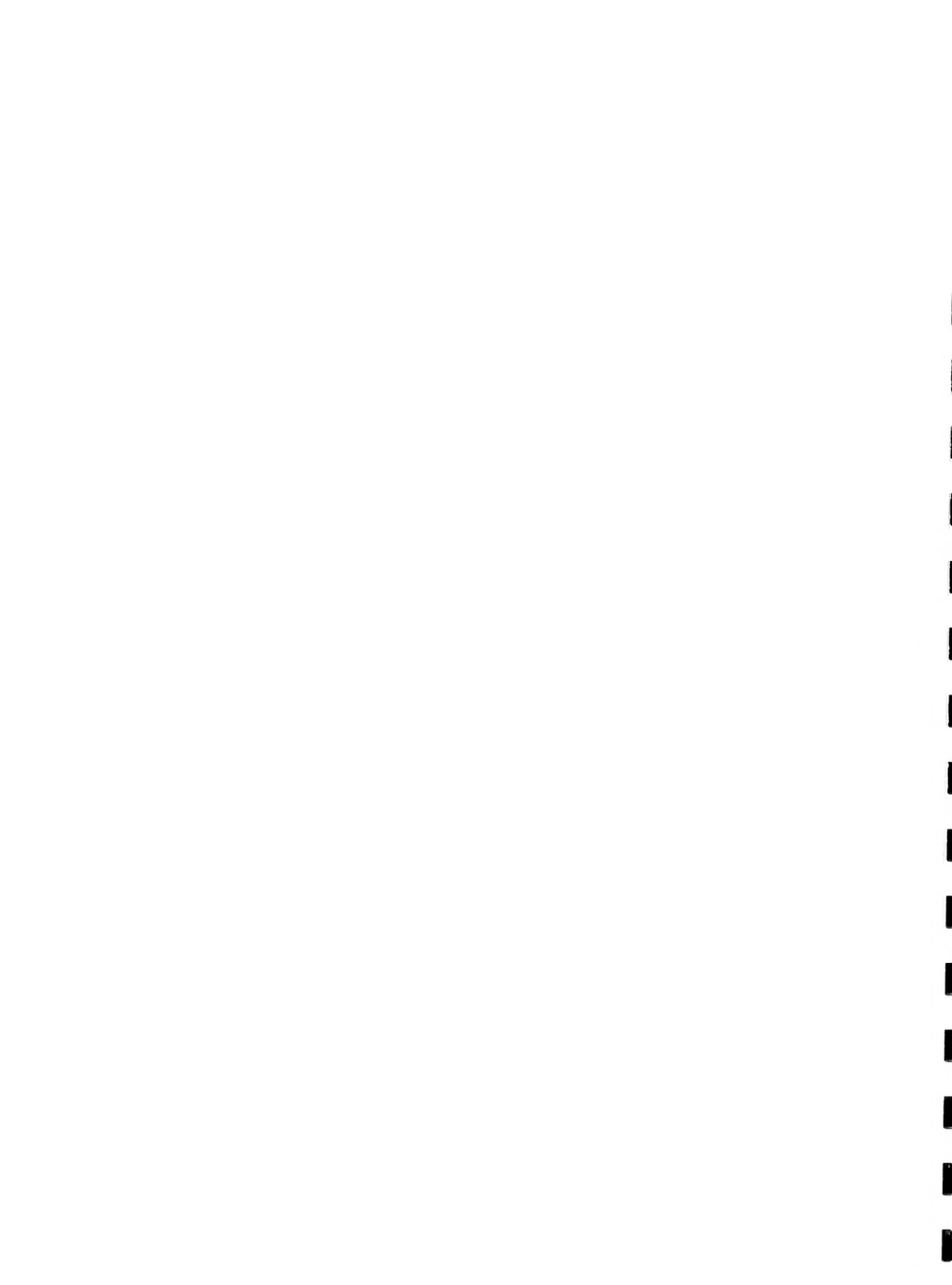
Using the same general parking layout (rows parallel to Border Street) on Alt. A & B schemes the same general problem occurs:

Residential	360
Commercial	115
Total	475 spaces

Alt. A - Existing 321
Alt. B - Existing 208 (+8)

Additional Needed:

Alt. A	475	Alt. B	475
	321		208
	154 spaces		167 spaces



Working on a new layout scheme, preliminary findings show a parking count of 365 spaces, which comes much closer, but is still only about 80% of total required.

Also the needed provision of one off-street loading bay (Article 24) has to be addressed more closely. Truck service access has to be guaranteed for the commercial occurring on ground level. The aspect of control in parking must be addressed. Questions arise as to the confusion which could exist for both residents and retail patrons in parking.

A final note is that the 4 building scheme creates severe parking problems unless the unit count is drastically reduced or tempered by a significant number of elderly units. The coverage as a 5 building scheme simply provides more parking area.

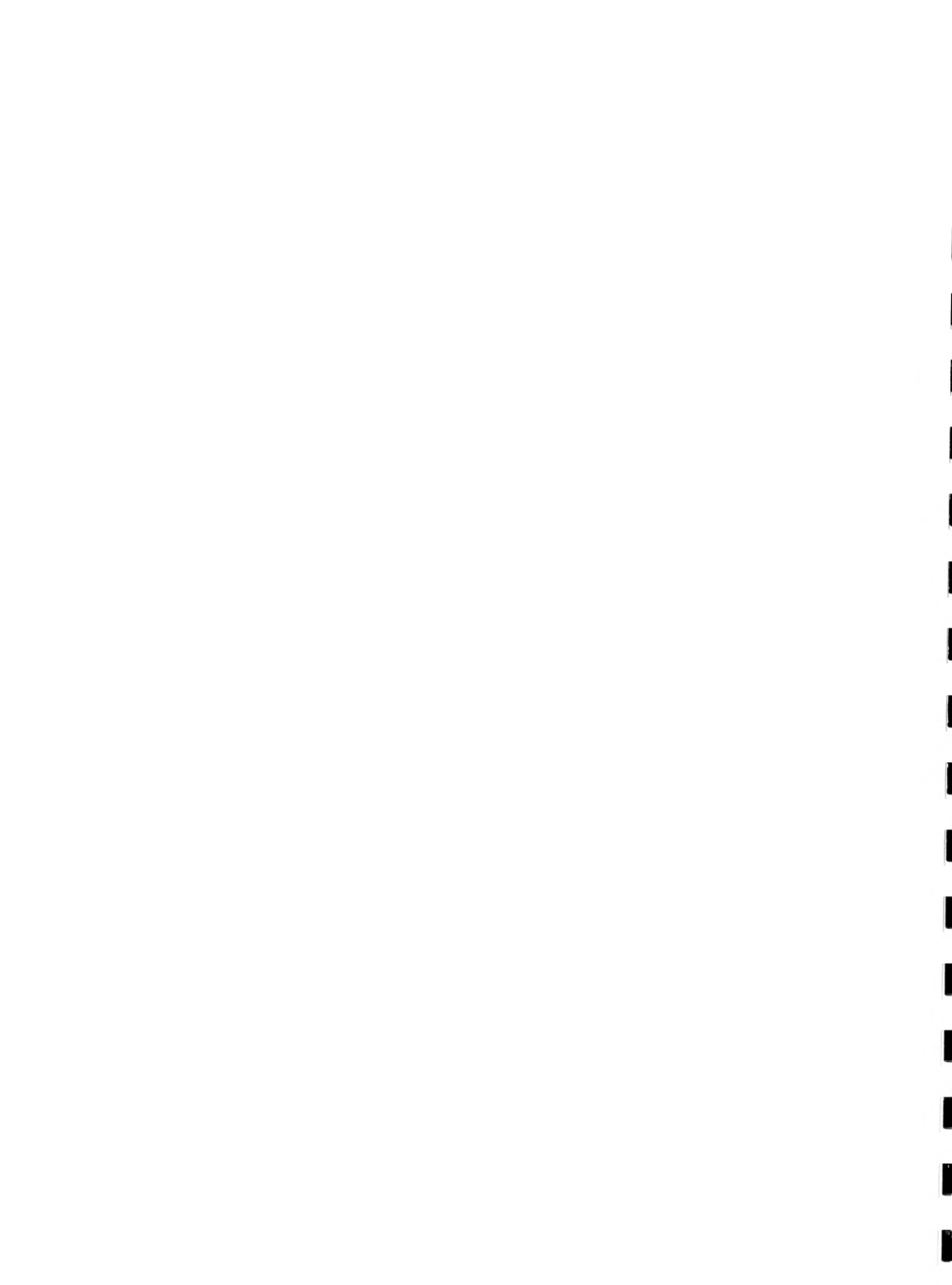
Shadow Conditions and Building Heights

A detailed study of the sun and shadow conditions was undertaken to examine the extent of the problem. Upon examining all three schemes, (PARD Alt. A, Alt. B) it was found that because of the nature of the site plan (lineal, due east-west orientation) that all the schemes experienced shadow problems, especially during the winter months of longer shadows.

Our study was organized by taking the day-light times of 9 a.m., noon and 3 p.m. and showing the resulting shadows at these times on the days; December 21, March and September 21, and June 21.

The critical days were found to lie between the September and March dates. On both 5 building schemes (PARD and Alt. A) the site is virtually blanketed in shadow during 3-6 month period. The 4 building scheme (Alt. B) begins to alleviate the problems of total shadow, but not to major proportions.

Concern is not only for those units that get little or no sunlight but also the impact of the lack of sunlight on the hallways.



During the warmer months, and especially at noon the shadow problem was almost insignificant. It was also advantageous to the common open space in the middle of all the schemes that they became more open to sunlight during the noon-time afternoon periods, when they would most likely experience their heaviest use.

The feasibility of "slipping" the 8-story segments of the buildings where possible should be discussed with the architect. The attempt is to get greater building separation when the buildings are highest. This is applicable only in a 4-building scheme. It also increases parking while reducing shadow coverage.

Building heights were evaluated from two aspects. One, as they effected shadow conditions and, two, physical relationships to Border Street and the neighborhood beyond. Shadow conditions and improvements thereof can be seen in the accompanying drawings to the above shadow study.

Regarding physical relationships it was determined to maintain a 4-story height at Border Street and maintain this height for two bays thus gaining the desired vision and physical relationships to the community. For the next two bays the height should be maintained at a maximum 5-stories. Beyond that, 8-stories is acceptable.

Unit Breakdown

Generally a similar bedroom mix was aimed for, maintaining sufficient numbers of 2, 3 and 4 bedroom units.

The introduction of elderly units as they would effect density criteria and parking requirements was considered. They would in fact give parking relief. They would be possible as leased or 236 rents. Efficiency units could be converted from 6th, 7th, and 8th floor one bedroom units but would not be a requirement under a 236 program. Elderly units could be scattered or grouped (CMA suggests the latter and that they would accept them as a portion of the leased units).

SHORE PLAZA EAST DESIGN STUDY

I. BACKGROUND

On December 21, 1971, the Boston Redevelopment Authority was asked by Mayor Kevin H. White to conduct a design review study of the Shore Plaza East development in East Boston. A request for the review was made by a community group, the Shore Plaza East Negotiating Committee, which after intensive study and design sessions with architects, PARC Team, gave tentative approval to the Shore Plaza East project subject to several reservations including a B.R.A. design review. This review would include a discussion of the financial feasibility of any alternatives to the P.A.R.D. schemes.

II. WORK ITEMS

The Shore Plaza East design study was to be done in two phases:

A. An examination of the design in a physical sense, this included relationship to adjacent residential areas, the effects of wind, sun and shadow, and pedestrian and vehicular circulation. An attempt to reduce the density of the P.A.R.D. scheme was to be made.

B. If alternative schemes were deemed desirable, the financial feasibility of the schemes would be evaluated using the services of housing economist, Robert Kuehn, hired by the community for technical assistance.

III. RESULTS OF PHYSICAL DESIGN REVIEW

A. The P.A.R.D. scheme was found to relate well to the scale of the adjacent residential area and preserved the views of the harbor from within the residential area of Eagle Hill. The major problems with the design were:

Zoning

The nearest adjacent residential zones are R-1.8 and H-1. It is reasonable to use the H-1 zone for comparative purposes given the site and type of housing proposed. The significant code requirements to be discussed are floor area ratio, usable open space and minimum lot area per unit.

Floor Area Ratio: F.A.R. of 1.1 is allowed.

1.93 is proposed (not including Community Bldg.)

Usable Open Space: Total Required = 180,400 sq. ft.

Proposed = 90,280 sq. ft. (this includes decks, walkways, roof decks.)

Minimum Lot Area/ Required = 455,000 sq. ft.

Unit:

Proposed = 237,500 sq. ft.

Units: Allowed = 232

Proposed = 451

Dwelling Units/ Existing = 45 D.U./acre (Eagle Hill)

Acre:

Allowed = 42 D.U./acre

Proposed = 82 D.U./acre

Parking: Proposed = 355 spaces

Allowed = 521 spaces

Open Space -

Calculations of open space were undertaken and recorded for the following categories:

Walkways - includes all interior sidewalks elevated 6 feet by construction on the slab.

Ground level open space and pool deck - includes the central open space, exterior buffers and the pool deck.

Roof tops - as a means of increasing open space in the project area, it is possible to make use of the roofs as passive recreational areas (either the 5-story buildings, exclusively, or both the 5-story and 8-story building roofs could be considered).

The measurements were calculated for both the four and five building schemes, and they are as follows:

<u>Open Space Categories</u>	<u>Five-Building Scheme</u>	<u>Four-Building Scheme</u>
Walkways	16,895 sq. ft.	16,974 sq. ft.
Ground level open space and pool deck	70,128* sq. ft.	93,264 sq. ft.
Rooftops		
5-story building	31,552 sq. ft.	36,160
8-story building	37,280 sq. ft.	24,640
<hr/>		
TOTAL	172,280 sq. ft.	187,646 sq. ft.

* includes 14,960 sq. ft. that previously was a road.

IV. PROPOSED ALTERNATIVES

It is recommended that the housing economist evaluate no major alternatives: a 5 building scheme and a 4 building scheme. Both schemes advocate a revised vehicular circulation system by utilizing two access ramps from Border St. at both ends of the site and eliminating the periphery road at the water's edge.

The 5 building scheme eliminates all floors above 5 levels where buildings overlap and cause a severe shadow condition. On the most northern building the 8-level segment is increased where its shadow primarily effects only the water. Also the height of the buildings is reduced to 4 floors for the first two bays in from Border St. Essentially the vertical circulation remains the same with an attempt to gain cross-circulation through the buildings via the exterior walkway systems.

The 4 building scheme eliminates the most northern building and adjusts the other four accordingly to redistribute space between buildings. Again, four floor heights are used at Border St. Vertical circulation and the use of bridges between buildings (now lengthened to 72 feet) could be critical. Cross-circulation at the walkway level is again attempted.

From: Richard L. Brown and Jay Byrnes

1997

On March 17, July 11, an afternoon session opened with the usual District meeting, Mayor Williams and Associates. Discussion of the local economy of oil. An Historical Committee will proceed with the Committee and discuss the feasibility of turning the city streets from the street to the street and elderly people involve own. From October, to October, could lead to a proposal for political and projects. He also asked the discussion of senior living as an idea for an Area Committee or to protect for such a Committee could be formed and would serve as is. With the idea of the planning meeting for a possible meeting and a Project Area Committee - were acted on favorably by those present. Additional sessions are to be held in the next several weeks.

125
5-13

cc: James Brown, Jr.
Administrator for Staff Services;
Robert Robinson
Chief District Planning Division,
Edwin S. Campbell
Acting Chairman, East Boston Land Use,
District Planning and Recreation Committee
of the Local Advisory Council

NAME OF AGENCY East Boston Recreation Master Planning Land Use Advisory Council

388 Meridian Street, East Boston, Massachusetts

COMMENTS ON WORKABLE PROGRAM:

We have taken the liberty of enclosing a copy of an article published in the Boston Herald Traveler. It sums up, quite accurately, the present rapport between the Boston Redevelopment Authority staff and the active residents and the long established groups of the community.

We would be remiss, however, if we did not indicate that the BRA staff was literally "run out of town in 1965" after the disaster of the West End which made citizens on the entire City of Boston very skeptical and suspicious of the BRA staff, Board and their tactics.

Bob Lurcott, of the BRA staff, attended one of the first meetings of the newly organized and officially recognized East Boston Recreation Advisory Council in 1968. He faithfully attended meetings for many months just listening to our deliberations and our diligent efforts toward making East Boston a better place in which to live. We have been most fortunate to have Bob Lurcott, Dick Lundgren, Roy Fishop and Bill Yuhas and most recently, Bob Walsh, all of the BRA staff, working cooperatively with us to help us plan our own destiny. Their services have been dedicated and well over and beyond the "call of duty". They have been sensitive and perceptive to the community's needs and desires and have worked hard to implement our proposals.

We therefore feel the services of the Boston Redevelopment Authority in East Boston since 1968 have been invaluable to the planning process, and in many cases the implementation of projects in the "rebirth of East Boston."

Edith G. DeAngelis

Edith G. DeAngelis, President
EBRPLUAC

August 3, 1972

SIGNED

✱

Minutes of the Meeting of the
East Boston Recreation, Housing Planning and Land Use
Advisory Council Held at the Holy Trinity Church
65 Lonsen Street, East Boston, Mass.,
on Wednesday, September 22, 1971

The meeting was opened at 7:30 p.m. with Edith DeAngelis presiding.

I. Introduction - (Edith DeAngelis)

Edith summarized the structure of the Council and its current and past activities.

II. Sumner Street Elderly Housing

A. Progress Report - (Dick Lundgren)

1. The B.R.A. is preparing to receive \$3.1 million from H.U.D. for site acquisition, relocation, planning and demolition in preparation for the construction of 300 units of housing.

2. It will be at least two years before the housing is ready for occupancy. The B.R.A. will be treating the Council as the Project Area Committee and working with it on all phases of project design.

3. The City has filed an application for \$400,000 to acquire a park around the Kelly parcel. A landscape architect will be working with the Council to prepare a design for the park.

4. The B.R.A. would like to work closely with the Council in the preparation of a plan for the rest of the Maverick Square area before proceeding with detailed plans for the elderly housing and park.

5. The B.R.A. is prepared to meet with the Council on a bi-weekly basis to review plans for the area.

B. Discussion of Elderly Housing and Park

1. The elderly committee at the elderly center have talked about the type of units that they want and have decided that they do not want efficiency units, they would prefer one and two bedroom units.

2. The elderly would prefer duplex buildings since they dislike elevators because kids play around in them.

3. The elderly felt that a recreation center open to the entire area would be desirable. It could be used as a club area for sewing, cooking, etc.

4. There is a need for a 5 and 10 cent store, ice cream parlor, bakery and a coffee shop since there are now only bars and liquor stores in the area.

5. There is a need for moderate income housing for those families that are just getting by, and for leased housing within the community for persons who do not want to live in a project.

6. Many persons are scared to walk on the streets at night in the Maverick Square area.

7. A waterfront park is a poor idea since children will be drowned since the piers are rotten and boards often break. Also, teenagers tend to hang out on the waterfront.

8. The children in the Maverick project have little recreation space. The park could be used for recreation facilities for these children, but they need to be supervised. The recreation hall in the project needs to be opened up again for dances.

9. A motion was made and passed to let all persons present vote.

10. The motion has made and passed to write a letter to the B.M.A. to find out why the recreation hall had been closed. Some felt that it had been closed because the mothers had given up trying to supervise the hall.

11. The need for a building for facilities for the disabled was mentioned.

12. The recreation courts need to be closed at 10 p.m. or so to prevent the area from becoming a hang out. Tennis courts, concrete game tables, a swimming pool, an outdoor skating rink, a band stand for music and a shuffle board area were recommended. The 1800 site should be acquired for a teen center.

13. Kitchens that are larger than those in the projects are needed so that there is enough room for entertaining and for putting a washer and dryer in the kitchens of immobile persons. A laundry room in the same building would be okay if the price was reasonable.

14. It was recommended that the Sumner Marine Works building be converted into a recreation facility.

15. An area for fishing is needed along with concessions so that people could buy snacks while in the park.

16. There was a discussion of whether the project should be for all elderly and young couples. A poll was taken of the elderly persons present and 15 voted for a mix of elderly and younger persons and 10 voted for completely elderly housing.

17. Questions were raised about tenant selection procedures, but none present had any information on the B.H.A.'s procedures. A need for units for persons 45 to 62 years old was mentioned.

18. A BAR-B-Q area was recommended.

19. A poll was taken to find out how people found out about tonight's meeting:

- A. Four read about it in the newspaper;
- B. Twenty-five heard about it in the flier; and
- C. Seven read about it in the church bulletin.

III. Boston East

A. The proposal was described to the group, two 28 floor buildings for moderate income persons, etc.

B. Discussion of the Proposal

1. Those present were opposed to high rise towers, they felt that 4 or 5 floor buildings were the maximum since there was already a shortage of recreation facilities and crowded roads.

2. Several persons present feared that high income persons would take over the neighborhood, land values would increase and low income residents would be forced out.

3. Many felt that there was a need to take care of our own first, and that the rich could always find a place to live somewhere else.

4. There is a need for better street lighting.

5. There is a need for elderly housing with good health and social services so that the elderly can avoid going into a nursing home.

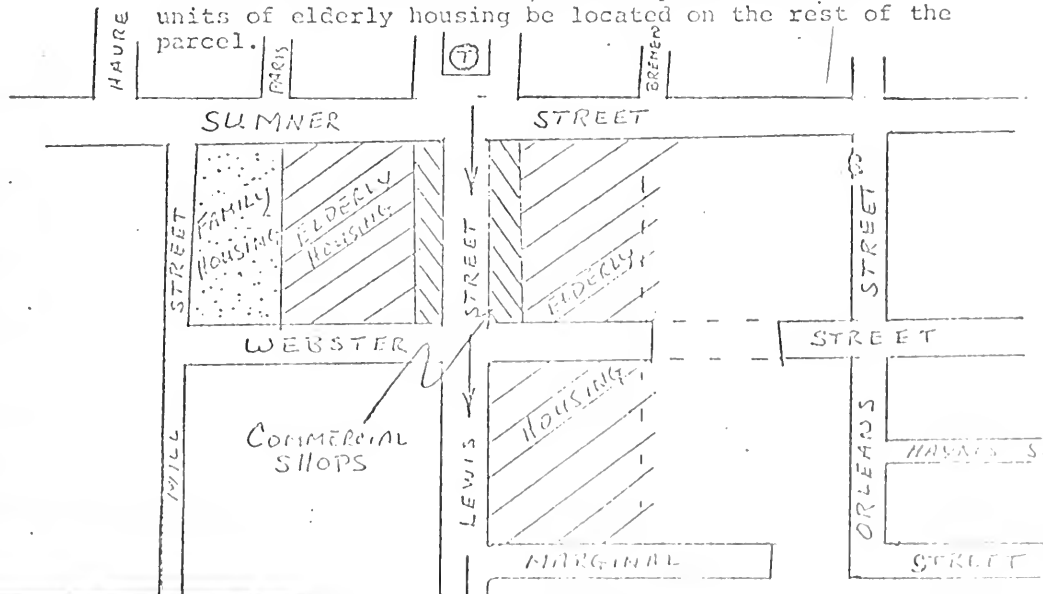


✱

Minutes of the Meeting of the
East Boston Recreation, Major Planning and
Land Use Advisory Council held at
144 Portland St., East Boston, Mass.
on Thursday, December 2, 1971

The meeting was opened at 8:15 p.m. with Edith DeAngelis presiding.

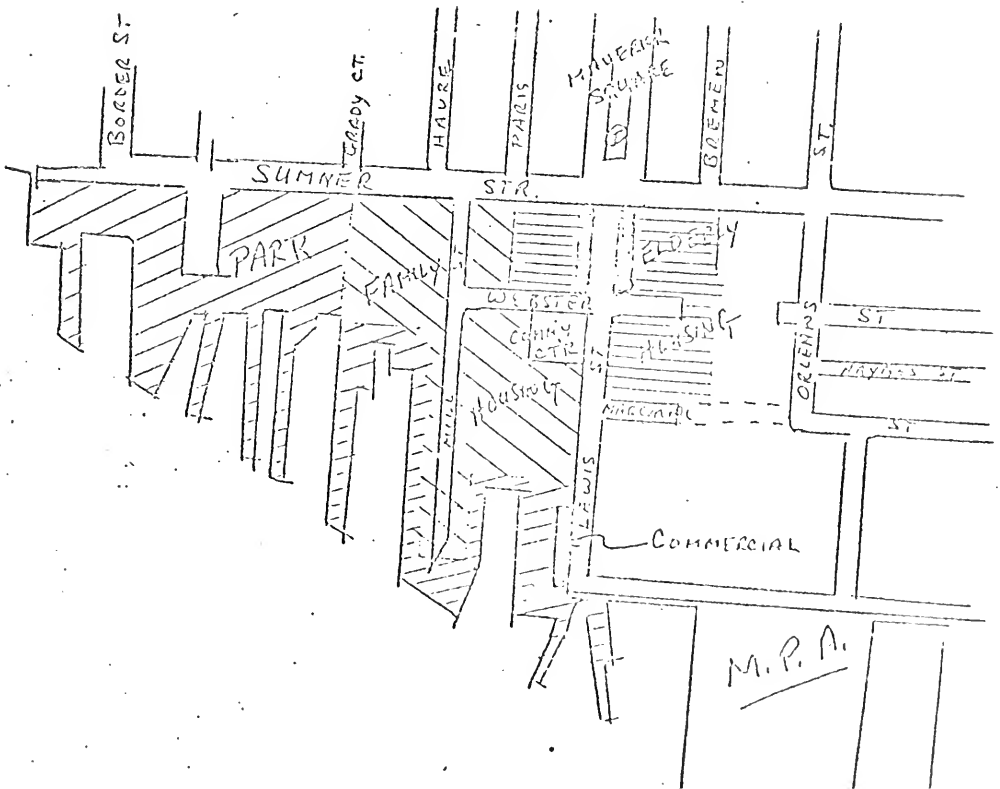
- I. Introduction and Agenda - (Edith DeAngelis)
- II. BRA Progress Report on Maverick Square Elderly Housing - (Dick Lundgren and Bill Uhass)
 - A. Dick Lundgren mentioned that appraisals were being made of the parcels and were to be ready by December 15, 1971.
 - B. Bill Uhass (Urban Design Department of BRA) presented progress to date on the design for the NDP.
 1. They were looking at the major physical, economic, environmental and aesthetic variables that affect development of the site.
 2. Project Environs - the project must be related to the Kelley Parcel park, Maverick Square, the existing housing, the waterfront and the edge along Penn Central railroad.
 3. Site Uses I - they recommended (as shown on the map below) that a pedestrian corridor be formed through the site of the Elderly Housing along Lewis Street from Maverick Square to the waterfront, that commercial facilities be located along the corridor adjacent to Maverick Square, that the 20 units of housing be located next to the Kelley Parcel park and the 280 units of elderly housing be located on the rest of the parcel.



- a. The MBTA has a subsurface easement along Lewis Street that is 75 feet wide, whereas the existing street is only 50 feet wide. No new buildings can be built along this easement.
 - b. There is a need for more market information regarding how much commercial space is needed and can be supported in this area.
 - c. Members of the Council expressed the opinion that the commercial facilities should be designed to primarily serve residents of the project and a large shopping center should be avoided.
 - d. A concern was expressed regarding problems that may arise from parking overflows caused by commuters wanting to park near Maverick Square.
4. The BRA and City Historical Commission have examined the existing buildings to determine which ones were of historical or architectural significance, and to decide which buildings might possibly be rehabilitated.
- a. The "L"-shaped building on the corner of Lewis and Sumner Streets was built in the 1840's, is structurally sound and is interesting architecturally. The first floor is currently designed for commercial space and the second floor for apartments. Since it would be difficult for elderly persons to walk up the stairs, it was recommended that the second floor be developed into 12 to 15 units of family housing under some moderate to low income housing program.
 - b. The warehouse on the northeast corner of Mill and Webster Streets is structurally sound and could be converted into housing. It is one and five stories high.
 - c. The "L"-shaped Ginsberg building on the northwest corner of Mill and Webster Streets is 2 1/2 stories high and might be converted into housing. The wall along Webster Street currently buldges and the loft areas will be expensive to rehabilitate.
5. Very little information exists regarding soil conditions on the site. The only borings on record were done by the MBTA in 1901 and do not contain blow counts. The BRA will do some borings if there is enough money in their budget.
6. A need for economic feasibility surveys for specific commercial ventures and for wider input into the site plan were expressed.
- a. Stop and Shop did a market survey of East Boston last year and they are currently looking for a site in East Boston on which to build a larger

store.

- b. Martino's market could be expanded to serve the new residents.
 - c. There is a need to have a consultant such as ABT Associates or Gladstone to look at existing commercial space and make recommendations for further commercial development.
 - d. Leonard Rose reported that the CDC was compiling a complete directory of existing businesses.
7. Site Uses in Phase II NDP - it was proposed (as shown in the map below) that a green belt be left around the waterfront, family housing for mixed income families be built on the rest of the site and a community center area be located at the southwest corner of Lewis and Webster Streets. The community center could be funded by 703 neighborhood facility monies, but the BRA needed more input from the Council before proceeding with this proposal.



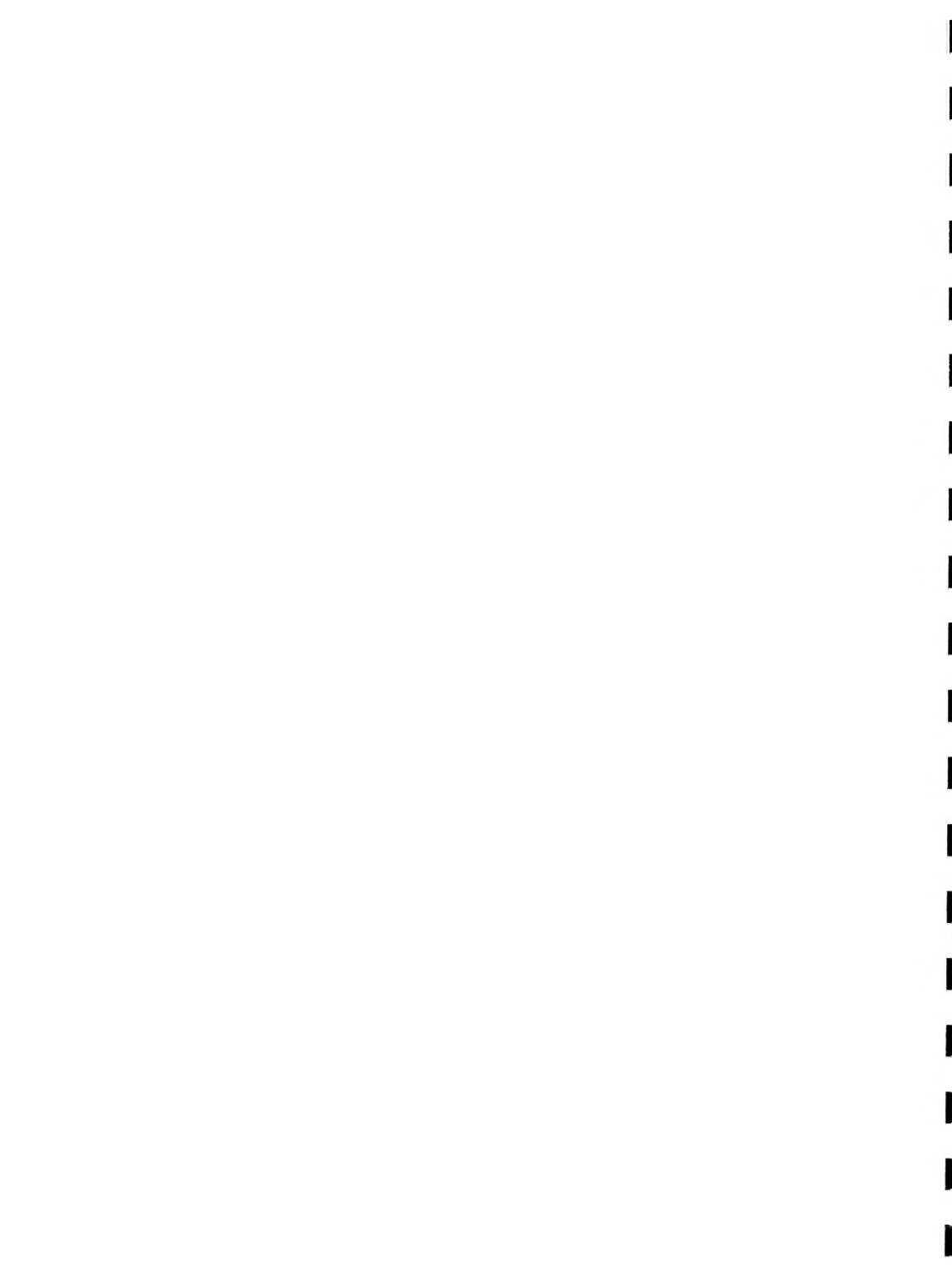
The total area of the site is 17.5 acres; 9.0 acres to be used for 300 units of elderly housing and 8.5 acres for mixed income family housing.

8. A concern was raised about the possibility of the MPA purchasing the Holiday Inn site before the city could acquire it for NDP. Leonard Rose mentioned that the CDC might option the parcel. The Council decided to call a meeting with Governor Sargent and other local, state and city officials to make it clear that we wanted to develop the Holiday Inn site as Phase II of the NDP and that he should not permit the MPA to acquire the site.
9. The water's edge should be used for fishing, a walkway, a theatre, ice skating, year round outdoor activities, a restaurant, a McDonalds, a marina, a ferry and a swimming hole. It was mentioned that more engineering information was needed regarding the conditions of the piers, and that sources of funds to improve the piers should be investigated so that the improvements are not financed out of the mortgage for the housing.
10. It was recommended that traffic be encouraged to flow into the NDP only along Bremen and Mill Streets. The streets could be one-way during certain hours to regulate rush hour traffic. Traffic should be diverted around Maverick Square without Havre Street becoming a major arterial.
11. It was recommended that family housing adjacent to the park be for single family row houses and that condominiums be located on the site South of the elderly housing. Cooperatives were discussed briefly and it was mentioned that they were too much like rental housing to make people feel that they owned their apartments.
12. The elderly will be making a bus tour of other elderly developments in Boston on December 28, 1971. Council members felt that two to four buses would be needed. The next meeting of the Council to discuss the Maverick Square NDP was scheduled with the Waterfront Committee of the CDC on Tuesday, December 30, 1971 at 144 Meridian Street at 7:30 p.m.

III. Waterfront Development - Andy Filoso has some ideas that he had been working on in regards to waterfront development. Due to the shortage of time it was moved that his presentation be postponed until the next meeting.

IV. Shore Plaza East

- A. Mary Ellen Welch made the motion that "East Boston can not support the Shore Plaza East proposal of 451 dwelling units because this is too dense for the neighborhood."

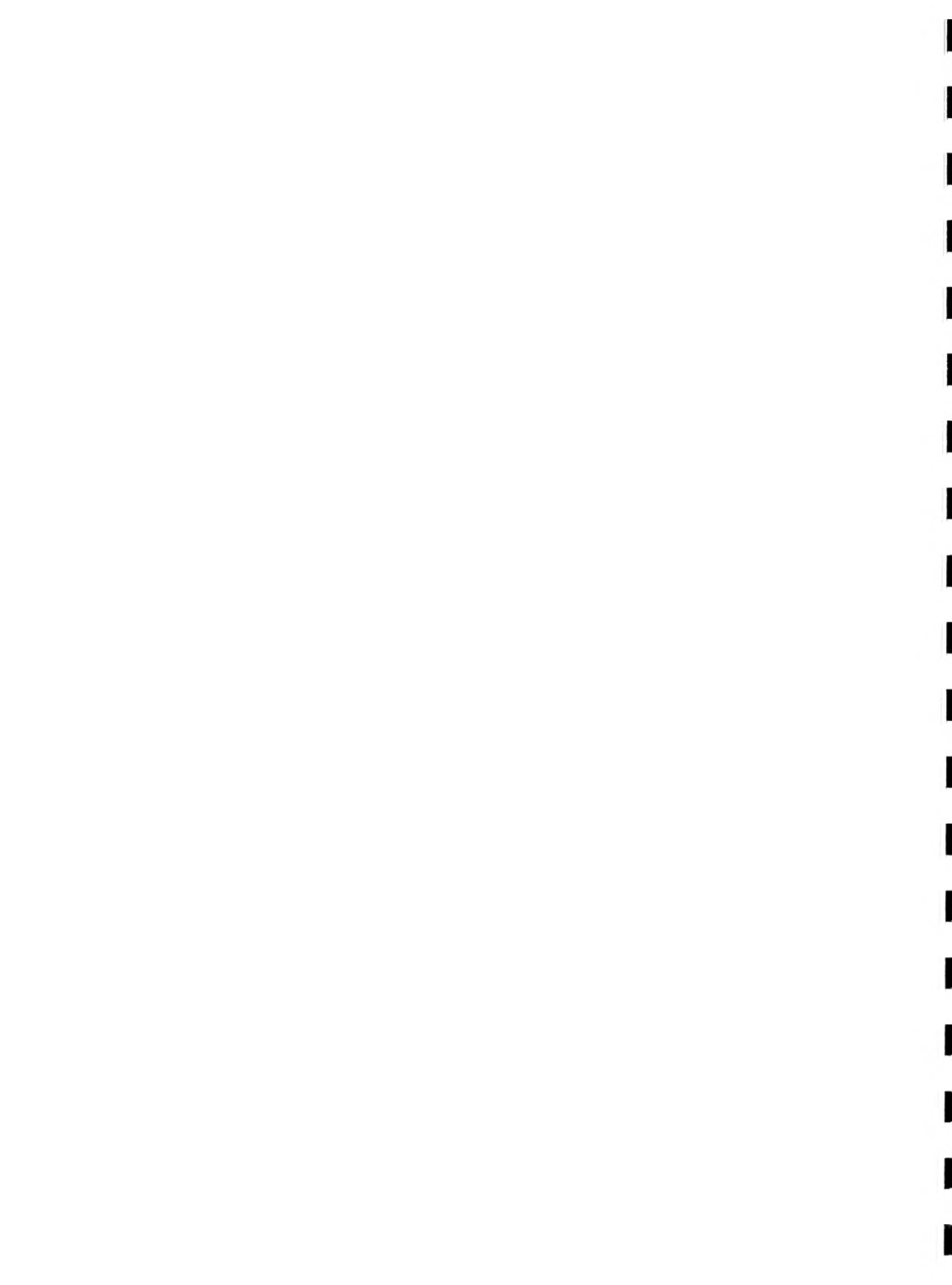


- B. It was motioned, but never seconded, that there be no discussion of this motion due to the lateness of the hour.
- C. Objections were raised about the Council's voting on this important matter without thoroughly discussing the motion without advertising in the papers, with only a few members of the Council being notified of the meeting, and without this meeting being called for the purpose of reaching a decision on the Shore Plaza East proposal.
- D. An objection was raised about Martin Coughlin's right to vote by proxy that was overruled by the Chairman.
- E. A vote was taken on the motion and it passed with six favorable votes, no negative votes and two abstentions.

V. The following letters were authorized:

- A. To William White of MBFA stating the Council's support of Dan Rossano's Border Street development.
- B. To William White thanking him for attending a meeting with the Council and supporting the Marginal Street project.
- C. To Paul Lombardo asking for a meeting with him to discuss the proposal to build a gas station, car wash and office building at Liberty Plaza on December 30, 1971
- D. To Senator Umana thanking him for working for additional recreational facilities in East Boston and requesting that he work with the Council in selecting a site for the new MDC facility.
- E. To Allen Lupo thanking him for all that he has done for East Boston through the Reporters Program.
- F. To John L. Thompson, Chairman of the MPA Board, objecting to the hypocrisy of recent advertisements that asked for local support of noise abatement legislation.
- G. To Jim Bradley, President of Parents and Teachers Who Care, asking to hear from them regarding their deliberations on the location for a new elementary school.
- H. To Robert Vey of the Public Facilities Department, asking for a progress report on their study for the need of a new elementary school and recommendations for its location.
- I. To Frank Kennedy thanking him for donating games to the elderly centers.

The meeting was adjourned at 11:15 p.m.



Minutes of the Meeting of the
East Boston Neighborhood Planning and Land-Use
Advisory Council held at
144 Meridian Street, East Boston, Mass.,
on Thursday, November 4, 1971



The meeting was opened at 7:15 p.m. with Edith DeAngelis presiding.

I. BPA Progress Report - (Dick Lundgren)

A. Visual Survey & Relation of Waterfront to Maverick Neighborhood

1. Two BPA architects did a community and site analysis for the Maverick Square area as part of developing a kite for Elderly Housing. The complete analysis was done in order to come up with concrete plans in the future.

2. Bill Uhass and Bob Sala explained the methodology of the maps that they prepared. The study was done from their point of view and shows the NDP relates to the East Boston community.

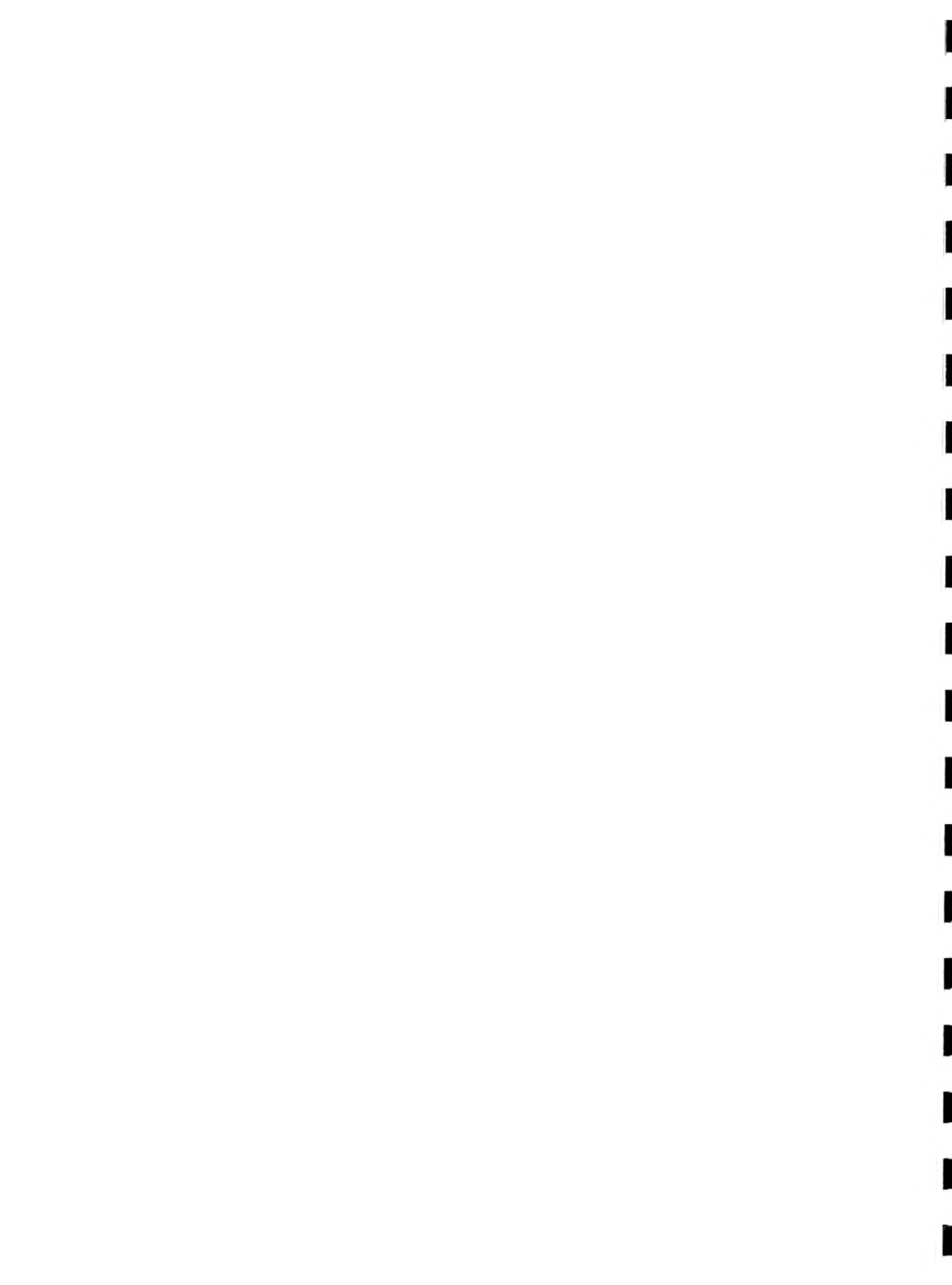
3. The following maps were displayed and explained:

- a. Neighborhood grid patterns and conflicts, and pier forms
- b. special areas of interest and impact
- c. community structure
- d. waterfront accessibility
 - (1) community activities
 - (2) pedestrian access
 - (3) visual connection
 - (4) vehicular access
- e. organization
- f. waterfront awareness and integration
- g. vehicular circulation and traffic pattern

4. The Council resolved that the waterfront is the only place for development and it should be utilized. If this becomes a reality, Meridian Street would not be able to take the load of future traffic. A study should be instituted to see what Shore Plaza, the new Barnes Middle School and Boston East will do to the circulation of traffic. This must be considered in the waterfront planning. BPA cannot do this and is chiefly geared to the Elderly Housing Development but will react to the information from the study to plan appropriately.

5. Because of one reason or another the view of the waterfront is not visible to the community. Downtown Boston is in realistic perception but the view of the waterfront should be opened so that the community has some relation to it.

6. The Council was pleased with the amount of work the BPA had done since the last meeting. The BPA will proceed to produce alternative three dimensional designs.



II. Conservation Commission - (Mike Boniff)

A. It was explained that the commission has 5 Commissioners and, staff persons. His main interest was in park lands. Federal funds are available that would cut the city's share in half.

III. Chairman's Report - (Edith DeAngelis)

A. First Pealty - a precedent was set with First Pealty. Escrow fund extension to December for consultant.

B. Boston East - because of the November 1st deadline for MBT report, Edith DeAngelis asked for a simultaneous release of the report. Robert Charles Associates were to contact MBT on November 2nd, the report was completed supposedly sent by taxi. Our request for simultaneous release of all studies were ignored. Resolved: a letter to be sent to Robert Charles Associates stating the Council's displeasure.

C. MIFA -

1. Edith read letter refusing to fund the Cardinal Street Housing -- Resolved: a letter to be sent to Thomas Atkins to pressure MIFA.

2. Dick Lundgren asked what was the Council's position on Infill Housing. Edith then stated purpose of Advisory Council. The research and ground work is done. Then proposals are brought before neighborhood groups for discussion and vote. Since the Infill Housing was a neighborhood issue before the Recreation, Master Planning and Land Use Committees merged, the Council let the neighborhood decision stand. In addition, it was a political campaign issue and the Council decided not to take a position.

D. Mass. Turnpike Authority - The Authority refused to cooperate with community groups. MTA compromises were considered ridiculous.

2. There was a brief discussion of using the billboards entering and leaving the tunnel to broadcast the MTA's unfairness. A cost of \$300 per month put a damper on this suggestion. The only hope was that perhaps White and Hicks might have some rental tire left on their billboards.

E. Public Relations - Mr. McManus, of the Christian Science Monitor called Edith in relation to the MPA and the reclaiming of land that has been taken from the East Boston people.

F. MDC - Edith has a meeting with:

1. John Phillips regarding use and plans for Constitution Beach. The state representatives and Senator are to be present. Senator Urana has been working diligently to have the beach renewed and was in the process of getting an outdoor pool for the area.

2. Since it was not going to be an indoor-outdoor pool it was thought that the money should be used to purify the beach giving a greater scope of usage to the whole community. If a pool is the only answer, then we wish an indoor-outdoor pool on the Grossman property.

3. A committee was set up to talk to commissioner Sears concerning securing the Grosvenor land. This committee consists of Martin Coughlin, Edith DeAngelis, Livio DiPietro and Mary Ellen Welch.

G. Paris Street Pool - Edith took a tour of Paris Street pool and stated the progress. It should be totally enclosed before the snow.

H. Urban Beautification has started at Paris Street, Brophy and McLean Park. Edith then cited the improvements and expenditures in East Boston.

I. The plans for Souza and Royes Park were displayed. One more meeting will be needed to finalize plans for Royes Park.

IV. The next meeting will be a joint meeting with the C.D.C. waterfront committee and legislative committee on Monday, November 8, 1971 at 8 p.m. at 144 Meridian Street.

A meeting will be held regarding Fossano's Marginal Street proposal on Tuesday, November 9, at 7:30 p.m. at the Trinity House.

The meeting was adjourned at 9:30 p.m.





HELD AT: 65 London Street, East Boston, Mass.

ON: Tuesday, October 19, 1971

The meeting was opened at 7:45 p.m with Joseph DiGuardi presiding.

I. Report on Sumner Street Elderly Housing - (Dick Lundgren)

A. Redevelopment Schedule (assuming that there are no delays).

1. All parcels will be appraised to determine their value and the results will be submitted to HUD for approval. The appraisals will take two months (Oct. to Dec. 1971) and HUD approval will take about one month (Jan. 1972).
2. The BRA will then approach owners of the parcels with an offer to purchase the parcels at their appraised values. This will take about two months (Feb. and March 1972).
3. The BRA will issue an order of taking for those parcels whose owners reject the initial offer. These orders will be filed in the end of March 1971.
4. The BRA will then relocate the businesses that are in the project area. Relocation payments are included in the project budget and the process will take approximately four months (until July 1972).
5. The BRA will have buildings on the site demolished (August and Sept. 1972).
6. The BRA, BHA and PAC will write a developer's kit which specifies what kind of housing is desired. It is expected that this will be completed in January or February 1972.
7. The BRA will advertise for developers to design and build the elderly housing. This will probably occur in March 1972.
8. The BRA then selects the developer and final design of the building.
9. The PAC works with the developer's architect in formulating final design of the elderly housing. This will probably take four months (May to August 1972).
10. The BRA will make a survey of existing utilities and complete a plan for new streets and utilities by August 1972.

11. If all goes as scheduled, construction may start between October of 1972 and May of 1973.

B. Potential Problems or sources of delays

1. Since the elderly housing is related to the rest of the NDP it is necessary to simultaneously develop plans for the entire area.
2. Relocation can take a long period of time, it has been known to take up to fourteen months.
3. It may be difficult to get developers interested in the project because of the severe cost limitations that exist in the elderly housing program itself.
4. Tenant selection may become a sensitive issue since tenants will come from the BHA list (80 to 90% of the tenants usually come from the abutting neighborhoods), and persons already in public housing will receive lowest priority in transferring into the completed project.

II. Project Area Committee - (Phil Giffie)

A. He found that most other neighborhoods in Boston had obtained a written memo of understanding from the BHA in order to insure that there were no future misunderstandings over the review powers that the PAC's had over the project.

B. Phil felt that the South End Project Area Committee (SEPAC) was a good example. SEPAC has the power to: (1) review all agenda items before they were presented to the BHA Board, (2) review and approve all plans and their implementation; and (3) approve or reject all developers and/or sponsors within 21 days after they submitted a proposal. SEPAC was formed in a crisis situation where the BHA had started to implement a plan that had been completed without any community participation and demolition of housing was occurring much faster than new construction. The SEPAC was elected at a community-wide election at which over 12% of the registered voters cast ballots.

C. Fred Salvucci said that the East Boston situation was quite different from the South End because there was no real threat of housing demolition and most of the land was already vacant. He felt that the NDP was unlikely to be extended without strong community support and that a larger representation of the elderly were needed at planning meetings before a good design could be developed.

D. A sub-committee was formed to draft a proposed memo of understanding between the BHA and LERNPLUAC. The sub-committee consists of Phil Giffie, Rose Lawne, Mary Ellen Welch, Joe DioGuardi and Anna DeFronzo.

E. The BBA was going to investigate alternative ways of exploring designs for the NDP and present these to the next meeting of the Council.

F. A need to visit other elderly housing developments and talk to the tenants about the project was expressed.

G. The next meeting will be scheduled early in November and could be a joint meeting with the waterfront committee of the C.D.C. to discuss: (1) the proposed Memorandum of Understanding and (2) the BBA report on alternative methods for designing the NDP.

The meeting adjourned at 9:15 p.m.



The meeting was opened at 7:45 p.m. with Edith DeAngelis presiding.

I. Progress on Developments - (Dan Possano)

A. Marginal Street Rehabilitation

1. MHFA is still refusing to fund the project. He could complete construction in four months if he had the financing. He would finance the building conventionally if he had a leased housing commitment, except private mortgages are of too short a term to make the project feasible.

2. The motion was raised and passed unanimously that the Council would support the project in whatever manner is necessary. It was recommended that we get 35 to 40 people to offer to rent the completed apartments and present these letters to officials at MHFA who claim that no one would live in that area. (See attachment) A letter was drafted and approved for mailing to MHFA.

B. Border Street Elderly Apartments

1. Before MHFA gives final approval on the project they are requiring more detailed site development plans and letters of community support. Mr. Possano therefore requested that the Council hold an open meeting in the Eagle Hill neighborhood to see if the community supports the project.

2. A brief description of the plans was given.

3. The motion was made and unanimously passed that the Council hold an open meeting to discuss this proposal at the Trinity House on November 9, 1971.

4. A member asked Mr. Possano what the capacity of the soil was on the First Realty site. Mr. Possano (based on his experience at 401 Border Street and at Boston Tug Boat) believed that the hard clay in the area could support buildings of up to five floors.

II. First Realty Progress Report - (Edith DeAngelis)

A. The First Realty negotiations committee has almost completed the negotiations for a model lease and grievance procedure for Shore Plaza East.

B. PAPD Team has presented the new design, but are having problems getting good cost estimates. The committee was pleased with the alternative design.

III. Drug Action Council - (Edith DeAngelis)

A. The Drug Action Council has requested that the Recreation, Eastern Planning and Land Use Council hold an open meeting

in Eagle Hill to present their activities to their new neighbors.

- B. The Council decided to hold a meeting at the Trinity House on November 16, 1971 for this purpose.

IV. Sumner Street Park - (Phil Giffec)

- A. The C.D.C. does not have money to develop the Kelley parcel that it purchased for park land. The C.D.C. will be examining all alternative plans that grow out of the ideas suggested at the Council's meetings.
- B. A public marina, like the one on the Charles River, was suggested, but most of the Council members felt that Tringal's would be a better location for a marina because of the sheltered cove.
- C. A need to hire an engineer to study the useability of the existing piers and edge treatments what would be needed was expressed.
- D. The Council felt that there was a need for a beach area or salt water pool on the proposed site. They felt that children from the area would go swimming anyway, and that it would be a lot safer if provisions were made for swimming. It was suggested that a recreation or urban waterfront consultant be hired to generate ideas about what kinds of uses were possible on the waterfront.

V. Soil Conservation Service - (Edith DeAngelis)

- A. The Council approved a letter to the Conservation Service requesting that it conduct a soil survey of East Boston.
- B. The Conservation Service has no jurisdiction in Suffolk County, but may be helpful in finding some agency that may be able to conduct such a survey.

VI. University of Mass. - (Edith DeAngelis)

The Council approved a letter to a planning professor requesting that they conduct a planning study of East Boston and draft a Master Plan.

VII. Sumner Street Elderly Housing (NEP) - (Dick Lundgren)

- A. He felt that there was a need to describe the NEP timetable at the next open meeting, on Tuesday, October 19, 1971.
- B. In order to protect the Council in case there is a change in administration, a written memo of understanding should be drafted between the NEP Board and the Council, which will be serving as the Project Area Committee.
- C. The NEP felt that there was a need for the Council to expand its membership for the NEP and to include the CDC.

- D. There are funds available as part of the HUD grant to reimburse the Council for expenses they incur in relation to the MTP.
- E. The MTA is going to be producing three dimensional models of alternative designs so that the Council will have something tangible to work with when talking about alternative designs.
- F. The desirability and feasibility to establishing passenger ferry service from East Boston to Downtown Boston was discussed.

The meeting adjourned at approximately 10:30 p.m.

LAST ISSUE
FREE PRESS
DORSET, MASS.
WEDNESDAY 12:50

APR 30 1970

New
England
Newspaper

BRA Officials To Discuss Local Sr. Housing ¹³⁸At Meeting Next Tuesday

The East Boston Local Civic League Senior Citizens committee and Urban Affairs committee will participate in a meeting to be held next Tuesday evening at 7:30 p.m. in the Central Square Center.

Jim Marone, co-chairman of the League's executive board, stated that the BRA officials will be present to explain and discuss the proposed Senior Housing development for Maverick Square.

Senior residents will be advised of their status insofar as being able to obtain facilities and will also be able to give their opinion of the development.

EAST BOSTON
FREE PRESS
DORSET, MASS.
WEDNESDAY 12:50

MAR 19 1970

New
England
Newspaper

BRA Elderly Home Meeting In New City Hall

A public meeting will be held at 2:30 today in the office of the BRA on the 8th floor of Boston City Hall.

Under discussion will be the proposed home for the elderly to be erected in the Maverick Square area.

If the plan is accepted by the East Boston public the building is expected to be completed by the year 1973.

Among the local organization to attend the meeting will be the Local Civic League and the ADAC.

Representatives of the Local Civic League stated that they will approve of the plan only if the elderly of East Boston are given preference to occupy the apartments.

HERALD TRAVELER
BOSTON, MASS.
(61) 212,345 (61) 298,157

SEP 30 1970

New
England
Newswatch

E. Boston Housing Is Problem

By ROBERT F. HANNAN

The City Council's unanimous approval of a \$16 million public housing development for the elderly near Maverick square, East Boston, raised a problem last night.

Port authority, shipping and longshoremen's groups fear that placement of the facility blocking off a main street will hinder truck access to a 25-acre dockside development planned for a containerization depot.

Port Director Edward J. King said last night he and four others who asked relief in a telegram last weekend will meet soon with Mayor White. 125

Shipping interests are not opposed to the housing for 250 elderly and 20 family-type units, King said. They proposed the city, ERA and Boston Housing Authority, all involved, shift the project a short distance westward to leave the Lewis street access free to the waterfront.

Deputy ERA Director James Drought said the mayor's plan adopted in Council will permit no such shift. Any change in

design or acquisition of different tracts would require a new order and take a minimum of six months for passage, likely shooting the cost over \$5 million, he said.

East Boston neighborhood groups favored passage as is, fearing a change would add delay. Drought said the plan stems back to the time of former ERA administrator Edward J. Hogan.

The Council, after four hearings since June 30, passed the order in the precise form recommended by Mayor White. He is not expected to veto such a plan now, whatever Port Authority officials plead.

But mayoral aide Barney Frank expressed confidence that both housing and shipping interests' goals could be worked out when the Council resolution framework now sent to White for signing.

The mayor has stressed housing has priority in the area, but if suitable access to the port development can be achieved, it will be implemented. Which agencies bear cost of access roads must also be settled. One plan is for extending Bremen street alongside the housing de-

velopment. Another plan calls for a direct link over railroad yards to Route 61, the Expressway.

White last week summarily rejected a plea for moving the housing project because it might be in the path of a future third tunnel under Boston Harbor. He wrote Turnpike Authority Chairman John T. Driscoll:

"Certainly in my list of preferences, low income elderly housing is far ahead of any vehicular tunnel and I do not intend to hold up plans for an elderly housing project because of the speculative possibility that it might interfere with a tunnel."

Council Urban Renewal Chairman Louise Day Hicks said that not until the third of four public hearings did the Port Authority propose an alternate housing site plan. She said the proposal involved costly pilings over water unacceptable to the ERA as a "spot urban renewal" project.

She said she would welcome any plan to accommodate housing and port development on the land tract approved.

NEWSPAPER
PUBLISHED
WEDNESDAY

MAR 6 1970

New
England
Newsclip

B260

New Housing Units for East Boston

Director John D. Warner announced on February 19, that the Boston Redevelopment Authority (BRA) Board voted to construct 200 units of housing for the elderly in East Boston as part of a "spot" urban renewal project.

Mayor Kevin H. White said he will urge the Boston City Council to approve the renewal project.

"This housing will help meet an urgent need for decent homes at reasonable cost for the elderly," Director Warner said. "Recent meetings with East Boston citizens have shown that a large majority of the community supports this development—in fact, the community has been the primary force pushing for this housing. We are also hopeful that the U. S. Department of Housing and Urban Development will provide funds for the development."

Director Warner said that the proposal was worked out in cooperation with the East Boston Office of Public Service and the Boston Housing Authority (BHA).

He estimated that construction of the 200 units of housing for the elderly plus a possible 20 more units of family housing, would cost \$1.6 million. Most of this would be paid by the federal government and the BHA, while the Commonwealth of Massachusetts might contribute an estimated \$12,000.

The housing will be constructed on a nine-acre site next to Maverick square, near the new Boston 1200 Restaurant. The area is bounded by Sumner, Bremen, Lewis, and Webster streets and is currently occupied by parking lots, nine substandard industrial and commercial buildings, and one substandard residential building.

A public meeting will be held on March 19 at 2:30 p.m. to allow the community to present its views on the proposed "spot" urban renewal project. The meeting will be located at the BRA's office on the ninth floor of City Hall, and residents or representatives of residents will be given preference to speak.

EAST BOSTON
FREE PRESS
PUBLISHED
WEDNESDAY

APR 30 1970

New
England
Newsclip

BRA Official To Speak Today At E.B. Chamber of Commerce Meeting

The East Boston Chamber of Commerce will hold a meeting today at Lombard's Hall, Central Square at 12:15 P. M. Joseph Sanchez, president, invited Charles Speculator, assistant director of BRA Residential Development. He will speak on the housing for the elderly which is scheduled to be located on Lewis street.

The BRA has approved this project of 300 units: 200 single and 10 family units.

Business firms of the area are opposed to closing Lewis and Webster streets and urge that this project be build elsewhere.

They also state that only a few senior citizens would be able to obtain units here and others would come from out of town.

EAST BOSTON
FREE PRESS
BOSTON, MASS.
WEDNESDAY 12,500

JUL 9 1970

New
England
Newsclip

E.B.L.C.L. Will Sponsor Senior Citizen Meeting Tonight At Center

The Senior Citizens Committee of the East Boston Logan Civic League will conduct a meeting for the senior residents of East Boston tonight at 7:30 at the Central square center.

City Councillor Louise Day Hicks, who heads the Urban Affairs Committee of the Boston City Council, will be present. Other city councillors are expected to be in attendance.

Topic of the meeting will be the proposed BRA housing project for the elderly to be placed in East Boston.

All senior residents of East Boston are invited to attend this very important meeting.

RAY STATE TOWER
PO BOX 173
WILMINGTON, DE

NOV 12 1970

New
England
Newspaper

Mission used

CS service

center 135

The Roxbury-Parchester Area Planning Action Council (APAC) has signed a lease to use the former Blessed Sacrament Mission at 60 Vernon St. in the Campus High School renewal area as a community service center.

The Boston Redevelopment Authority (BRA) is making the building available for one dollar a year.

The APAC, whose central office is at 2249 Washington St. has moved its Headstart Program to 60 Vernon St. It also plans to provide needed community services to Campus High School students.

The move will enable the APAC to operate its Headstart Program more efficiently and to expand other activities as well. Most of the Headstart activities have been housed in temporary quarters for the past year.

The agency's youth program will operate from the new location. Other community action programs currently located in the Campus High School area or other parts of Roxbury, or awaiting federal funding, may also be invited to share the space, along with a nearby day care center.

The APAC is expected to occupy the building for two years, until the BRA needs the site for Campus High School renewal activities.

BRA and Massachusetts Department of Public Works (DPW) staff for Southwest Corridor and Inner Belt relocation activities were housed at 60 Vernon St. for several years. The relocation staff has moved to a DPW owned building at 200 South St. in June of this year.

FAY STATE PRINTER
LONDON, MASS.
WEEKLY 10,000

NOV 12 1970

New
England
Newsclip

Mission used as service center 135

The Roxbury-Dorchester Area Planning Action Council (APAC) has signed a lease to use the former Blessed Sacrament Mission at 60 Vernon st in the Campus High School renewal area as a community service center.

The Boston Redevelopment Authority (BRA) is making the building available for one dollar a year.

The APAC, whose central office is at 2249 Washington st has moved its Headstart Program to 60 Vernon st. It also plans to provide needed community services to Campus High School area residents.

The move will enable the APAC to operate its Headstart Program more efficiently and to expand other activities as well. Most of the Headstart activities have been housed in temporary quarters for the past year.

The agency's youth program will operate from the new location. Other community action programs currently located in the Campus High School area or other parts of Roxbury, or awaiting federal funding, may also be invited to share the space, along with a nearby day care center.

The APAC is expected to occupy the building for two years, until the BRA needs the site for Campus High School renewal activities.

BRA and Massachusetts Department of Public Works (DPW) staff for Southwest Corridor and Inner Belt relocation activities were housed at 60 Vernon st for several years. The relocation staff has moved to a DPW owned building at 290 South st in Jamaica Plain.

New elderly housing planned

By Lorraine Karez

An vacant lot that children have been skating on this winter in the Fenway Urban Renewal Area should be home for 100 elderly people in less than two years.

The land, bounded by Norway and Burbank streets, and Edgerly road, will be the site on an L-shaped apartment building for senior citizens, sponsored by the Episcopal City Mission.

Reverend Gilbert Avery, Executive Director of the Mission, addressed a group of elders at the 10:30 A.M. meeting for Older Americans on Huntington Avenue recently to describe architectural features of the building and to learn from the senior citizens what type of dining facilities they would like in the building.

The Episcopal City Mission, Avery told the group, is an or-

ganization that was started in 1842 with the purpose of meeting human needs in an urban society. The Mission currently runs a residence for older women, Morville House, on the corner of Clarendon and Marlborough Streets.

To meet the severe problem of a shortage of good, low-rent housing for the elderly, the Mission considered revamping Morville House, Avery told the group. But since this residence is small (42 rooms), Avery said that the Mission went to the Boston Redevelopment Authority in search of a site where a larger building for the elderly could be constructed. The Norway St. site was indicated as available by the BRA.

In January, 1967, the Episcopal City Mission applied to the BRA to be a sponsor for a building on the site, which Avery said had been designated in the

urban renewal plan as housing for the elderly.

In January, 1968, the Episcopal City Mission was designated as the tentative developer of the site.

Avery announced at the BCOA meeting that a federal loan which the Mission had applied for under the 236 Program had been granted. He said that low rentals in the building would be possible because the interest rate on the loan is only one per cent.

The building, in the shape of an L, with a small park in front, will 99 efficiency apartments and 50 one-bedroom units.

Rents, which Avery warned could easily be higher than projected when the building is completed, will probably be

Elderly

Housing

(Continued on Page 16)

BACK PAY LETTER
FREEMING, MASS.
WEEKLY 10,000

MAR 18 1971

New
England
Newsclip

Elderly housing

Continued from Page One

\$100 for the efficiency units and \$135 to \$140 for the one-bedroom apartments.

It will be mandatory that the one-bedroom apartments be rented by couples, such as husband or wife, mother and daughter, Avery told the senior citizens.

Many of the apartments will be able to be subsidized under a rent subsidy program which pays the tenant for any amount in his rent bill that exceeds twenty-five per cent of his income.

Avery said that negotiations with a contractor are currently in progress, and that he anticipates that the building will be started by September, 1971, and completed 12 to 15 months thereafter.

While completed, detailed designs have not yet come off the drawing boards of the architect, the Architects Collaborative of Cambridge. Avery was able to show the seniors tentative plans.

He stressed that the Mission had consulted extensively with senior citizens and had taken

trips to elderly housing projects in other towns and cities in an effort to make the building as comparable as possible with elderly citizens' needs.

There will be commercial space on the ground floor which Avery said "hopefully will be put to some use that will be good for the residents in the building."

The building will have a number of common rooms, including a library, and probably some sort of dining facility, said the minister.

He asked how many of the elderly citizens attending the meeting would use dining facilities. They indicated that they would like to have the option of using common dining facilities.

Avery indicated that the Mission is considering providing meals on a basis similar to the system used in the elderly housing at 1000 the Southern Artery in North Quincy. There, he said, three meals a week are served.

Other special features planned for the building are the equipping of several apartments with conveniences for handicapped persons, including non-skid surfaces in bath tubs, railings, electric sockets that are easily reached.

Avery indicated that windows will be low enough enough to accomodate seated persons who like to look out of the window, a feature which the group of senior citizens eagerly endorsed.

The group attending the meeting asked if a waiting list for residents had been started and whether people living in the neighborhood would be given first priority to move in. Although a formal waiting list had not been established, said Avery, interested parties, who do not necessarily have to live in the immediate area, are encouraged to submit their names and indicate their interest to the Mission.

BACK BAY LEDGER-BEACON
HILL TIMES
BROOKLINE, MASS.
W. 8,500

MAY 18 1971

New
England
Newspaper

Slide show preps for Fenway tour

Thomas Dooley of the Boston Redevelopment Authority will speak on "Know Your Fenway" at the monthly meeting of the Fenway Civic Association, Thursday, May 27, at 7:30 p.m., at the Seventh Day Adventist Temple, 165 Jersey St. The subject, which will be illustrated with slides, will introduce the Association's bus trip on June 5, touring Government Center, the Park Plaza Project, and the Fenway area. Tickets for the bus trip are \$2.25, and checks or money orders should be made payable to the Fenway Civic Association Inc. They should be mailed to M.E. Crawford, 53 Queensbury St., Boston 02215.

The Greyline bus will leave from the Fenway entrance of the Museum of Fine Arts at 1:30 p.m., and return at approximately 4 p.m.

BACK BAY LEDGER LAMSON
PHIL. TIMES
FRODOLINE, MASS.
W. 8,500

DEC 18 1971

New
England
Newsclm

Task groups tackle problems of Fenway

By Irene V. Gillis

Three separate Task Forces of the Fenway Interagency group began meeting this week to tackle the problems of crime, housing and health in the community.

Fritz Crumb heads the Task Force on Crime and met yesterday (Dec. 15) with his committee at the Boston Center for Older Americans, 236 Huntington Avenue. During the meeting, cameramen from WHDH-TV were taping a "Profile of the Fenway", concentrating on the crime problem, to be aired on Channel 5's Weekends Here, shown on Saturday evenings from 6 to 7 p.m.

Other members of the Interagency Task Force on Crime include Charles Teague, president of the Fenway Civic Association; Deborah Day and Valerie Parrott, Boston Forum of Christian Scientists; and Karen Fischer, Fenway Parker Hill Mission Hill APAC (Area Planning Action Council).

The new Fenway umbrella agency now has 63 members who represent 50 separate civic, social, educational and religious groups and institutions. A committee including Linda Beane of the Fenway Health Center; Loretta Cedrone, Boston University Medical Center; and Lorraine Karz, BCOA, is planning to publish a weekly calendar of Fenway commu-

nity events in this newspaper, to begin soon.

The Interagency Task Force on Housing led by Sister Rosario Salerno will meet at noon today (Dec. 16) at the Fenway Center, 63 St. Stephens St. Volunteers include Randy Fadom, Court Tenants Association; Robert Case, Fenway Center for Campus Ministry; Carl Olliver, Boston Redevelopment Authority and Charles Teague. Other area residents are welcome to participate.

Linda Beane, a graduate of Northeastern University's School of Nursing, head the Task Force on Health. She is working with George Chandler, BBHRO (Boston Brookline Health Resources Organization); Ann Summers, St. Clement's Parish; Carol Karps, Bridge Over Troubled Waters and Joan Goldsberry, Visiting Nurse Association.

A fourth Task Force group was suggested at the last meeting by Dan Healy of the Mayor's office of cultural events. To be called the Task Force on Cultural Enrichment its members include Rev. Thomas Mickey and Ann Summers, St. Clement's; and Karen Fischer.

The Task Force committees will give progress reports at the next interagency meeting scheduled for Thursday noon, January 6, at the Fenway Center.

file
May 10, 1968

Mr. Donald F. Manchice
President, Board of Directors
Boston Centre for Older Americans
162 Huntington Avenue
Boston, Massachusetts 02115

Dear Mr. Manchice:

With reference to your letter of May 9, I understand a meeting between our staff and BCCA subcommittee on housing has been scheduled for next Tuesday, May 14, at 3:30 p.m.

At that meeting I hope we will have the opportunity to review again the subject of housing for the elderly in the Fenway Project.

Sincerely,

Mace Manniger
Fenway Project Director

LM/cmb

The
OSTON
ENTRE for
der
mericans,
Inc.

Administrators: F.W. Crumb
President: Florence Archibald

TELEPHONE (617) 262-6350

236 A HUNTINGTON AVENUE, BOSTON, MASSACHUSETTS 02115

"To loose thy youth in peace, And gain the silver livery of advanced age"

IS ONE OF THE RIGHTS OF MAN

June 9, 1970

Mr. John D. Warner
Director
Boston Redevelopment Authority
City Hall
Room 900
Boston, Massachusetts 02201

RECEIVED

JUN 16 1970

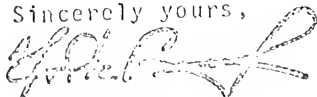
BOSTON REDEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR

Dear Mr. Warner:

Thank you very much for your letter of June 5th. The spelling out of details will be most helpful.

I certainly can empathize with your dependency of the federal economy. Your agency is not alone.

Sincerely yours,



F. W. Crumb
Administration Director

FWC/db

Letter to Mr. Fritz W. Crumb

Boston Redevelopment Authority

John D. Warner, Director

City Hall
Room 500, 1 City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

JUN 5 1970

Mr. Fritz W. Crumb
Administration Director
Boston Centre for Older Americans, Inc.
236A Huntington Avenue
Boston, Massachusetts 02115

Dear Mr. Crumb:

In response to your letter dated 21 May 1970, I hope that the following will provide you with the information which you need. Let us first look at the contemplated moderate-income development in the Fenway area.

Disposition Parcels 5, 6, 7, 9, 12 and 16 are slated for residential use with 30% of the units in these developments proposed for leased housing. It is hopeful that all of these units will be financed under the 236 housing program.

Disposition Parcels 5 and 6 will be the first to be developed. Symphony Towers, Inc. is the developer and construction should commence in October or November of this year with completion being approximately twenty months from the start of construction. There will be a total of 264 residential units in this development. The proposed 30% for leased housing would give us a total of 79 units. Parcels 7 and 9 will be developed in an identical manner as Parcels 5 and 6. Construction on these parcels is scheduled to commence in 1971 and will be approximately twenty months in construction. When completed, 79 units should be available for leased housing.

Parcel 16 will be developed by the Episcopal City Mission as housing for the elderly. There will be approximately 150 units in this development; with 30% (45 units) set aside for leased housing. Construction will start in approximately six months time.

Parcel 12 development will probably not occur until 1972. A developer has not yet been designated. The parcel is being proposed

Mr. Fritz W. Grumb

Page 2

for 300 units of 236 housing with 30% (or 90 units) proposed for leased housing.

Of all of these units which I have just reviewed, only that parcel which is being developed by the Episcopal City Mission is exclusively for the elderly. Therefore, in terms of leased housing, there will be 45 units in this particular development just for the elderly.

It is the responsibility of the Boston Redevelopment Authority to inform a developer of the proposal for leased housing in his particular development. We direct the developer to the Boston Housing Authority and it is the developer and the Boston Housing Authority who enter into any such agreement. The developer has absolutely no control over the availability of funds; if the Boston Housing Authority has the money, then they will provide the leased housing program. In the BRA Land Disposition Agreement (BRA and developer), the insurance of provision for leased housing (if granted to the developer) is included. This agreement is usually entered into at the time of the FHA Mortgage Commitment closing. Although Land Disposition Agreements have not been entered into with Symphony Towers, Inc. and Episcopal City Mission, they have been informed of their requirement for 30% leased housing.

In terms of rent supplement for the First Realty Rehabilitation Program, the following is expected: 20% (or 34 units) will be available under the rent supplement program. There are eight buildings involved which brings us to a total of approximately four rent supplement units per building. Please refer to the attached guidelines concerning eligibility for this rent supplement program.

I have also attached the requirements one must have to be eligible for admission to those units in this Rehabilitation Project not under the Rent Supplement Program; that is, the requirements for an ordinary lease between the tenant and the landlord. Also for your convenience, I have enclosed the latest income limits for low-income families applying for any Boston Housing Authority Subsidy Program.

Mr. James H. Garb

File 3

We at the Boston Redevelopment Authority appreciate your concerns, Mr. Garb. We know that you are concerned with us who are so heavily dependent upon the economy of the Federal Government. We can only hope that all of this we have proposed in terms of leased housing will become a reality. Please feel free to contact Mr. J. B. Landon at the Housing Office if you have any questions or need any information.

Sincerely,

J. B. Landon

Director

First Realty Rehabilitation

Rent Supplement

Of the total number of apartments, 20% (or 34 units) will be reserved for rent supplement candidates - ie., those people who make less than the minimum rate.

For these people, the maximum income limits will be:

1 Person	\$4,200 per annum
2 Persons	\$4,600 per annum
3 Persons	\$5,200 per annum

FHA will supplement these peoples' rents if they can get into the units.

To the best of our knowledge there is no age limit on applying for rent supplement but there is an imposed FHA regulation which states that single people may only apply for an efficiency apartment. There are two exceptions to this rule regarding single persons: (1) if a person is 62 years or over he may apply for a one bedroom, and (2) if a person is disabled, regardless of age, he may apply for a one bedroom.

In this First Realty Project, only 10% of all of the units may be rented to single persons. This includes the rent supplement program and the standard lease.

First Realty Rehabilitation

Ordinary Eligibility Requirements

(Landlord-Tenant Lease)

Rent Scale

Efficiency	\$111 per month
1 Bedroom	\$135 per month
2 Bedroom	\$160 per month

Minimum Income Levels

Efficiency	\$5,328 per annum
1 Bedroom	\$6,480 per annum
2 Bedroom	\$7,680 per annum

Maximum Income Levels

One person	\$6,900 per annum
Two persons	\$8,350 per annum
Three and four persons	\$9,850 per annum

THURSDAY, MARCH 1959

Number of People in Family

1 2 3 4 5 6 7 8 9 10

Public Housing
(Includes Public Housing)

1,200 1,600 5,200 5,700 5,800 6,100 6,100

Public Housing for displaced
(Includes Public Housing)

5,040 5,520 6,210 6,840 7,000 7,120 7,500

Specified categories
(Includes Specified categories)

5,250 5,750 6,400 7,125 7,305 7,625 7,875

State

1,750 1,650 5,110 5,150 5,550 5,750 5,850

Public H. for elderly

1,200 1,600

Public H. for elderly

2,500 3,000

1 2 3 4 5 6 7 or more

6,500 6,800 9,850 11,050 12,500

1,200 1,600 5,200 5,700 5,800 6,100 6,100

Public H. for elderly

5,610 5,850 6,210 6,840 7,000 7,120 7,500 7,875

Public H. for elderly

6,000 6,300 6,600 7,000 7,300 7,600 7,900

1958 Public Housing
(See Public Housing)

5,670 6,010 6,020 7,695 7,695 8,200 8,500

0 10 1974

New
England
Newspapers

1283
The Rt. Rev. John M. Burgess, President of the Episcopal City Mission, attended the ceremonies along with other members of the Episcopal City Mission, officials from the Easton Redevelopment Authority and the Department of Housing and Urban Development, as well as local residents in the community.

The housing site is on Norway Street between Edgerly Road and Whipple Street. Included in the development will be 59 efficiency apartments and 48 one-bedroom apartments. Thirty parking spaces are also planned.

Anticipated monthly rentals

are \$124 for an efficiency and \$151 for a one-bedroom unit. A number of apartments will be made available to low-income elderly persons through Federal rent supplement or leased housing programs.

Preference in renting will be given to persons who have been displaced by urban renewal activities in the Fenway.

Some 15 of the apartments have been designed to meet the needs of handicapped persons. The units incorporate such features as extra-large kitchens and bathrooms, and wide doorways to permit passage of a wheelchair.

Ground floor commercial provided

Anticipated monthly rentals

BACK BAY LEDGER DEACON
HILL TIMES
BROOKLINE, MASS.
W. 8,500

DEC 16 1971

New
England
Newsclip

Task groups tackle problems of Fenway

By Irene V. Gillis

Three separate Task Forces of the Fenway Interagency group began meeting this week to tackle the problems of crime, housing and health in the community.

Fritz Crumb heads the Task Force on Crime and met yesterday (Dec. 15) with his committee at the Boston Center for Older Americans, 236 Huntington Avenue. During the meeting, cameramen from WHDH-TV were taping a "Profile of the Fenway", concentrating on the crime problem, to be aired on Channel 5's Weekends Here, shown on Saturday evenings from 6 to 7 p.m.

Other members of the Interagency Task Force on Crime include Charles Teague, president of the Fenway Civic Association; Deborah Day and Valerie Parrott, Boston Forum of Christian Scientists; and Karen Fischer, Fenway/Parker Hill/Mission Hill APAC (Area Planning Action Council).

The new Fenway umbrella agency now has 63 members who represent 40 separate civic, social, educational and religious groups and institutions. A committee including Linda Beane of the Fenway Health Center; Loretta Cedrone, Boston University Medical Center; and Lorraine Karz, BCOA; is planning to publish a weekly calendar of Fenway commu-

nity events in this newspaper, to begin soon.

The Interagency Task Force on Housing, led by Sister Rosario Salerno will meet at noon today (Dec. 16) at the Fenway Center, 63 St. Stephens St. Volunteers include Randy Fadom, Court Tenants Association; Robert Case, Fenway Center for Campus Ministry; Carl Olliver, Boston Redevelopment Authority and Charles Teague. Other area residents are welcome to participate.

Linda Beane, a graduate of Northeastern University's School of Nursing, head the Task Force on Health. She is working with George Chandler, BBHRO (Boston Brookline Health Resources Organization); Ann Summers, St. Clement's Parish; Carol Karpis, Bridge Over Troubled Waters and Joan Goldsberry, Visiting Nurse Association.

A fourth Task Force group was suggested at the last meeting by Dan Healy of the Mayor's office of cultural events. To be called the Task Force on Cultural Enrichment its members include Rev. Thomas Mickey and Ann Summers, St. Clement's; and Karen Fischer.

The Task Force committees will give progress reports at the next Interagency meeting scheduled for Thursday noon, January 6, at the Fenway Center.

Fenway Civic hears BHA renewal plans

135

An outline of urban renewal planned for these sites that will be primarily efficiency apartments, with some one-bedroom units. The developer is negotiating with the Massachusetts Housing Finance Agency (MHFA) now about financing, which Berlanti said will probably be moderate income with 25 to 40 per cent of the units subsidized.

The program last Thursday followed a business meeting at which Titus Sparrow, a member of the Association's Executive Committee, announced a proposal by the Executive Committee to reorganize the structure of Fenway Civic. For percentage of poor single people and small families in the organization he suggested splitting the organization into Fenway Civic West and Fenway Civic East, following essentially the division the park makes in the Fenway.

Berlanti brought the group up to date on happenings in Parcels 2, 3, 5, 6, 7, 9, 11, 12, 16, of the Fenway Urban Renewal Area.

In parcel 12, bounded by Huntington Avenue, Garrison and West Newton streets, the Colonnade Hotel, 11 stories high, is proceeding at full-fling, he told the group. It should have a grand opening this fall, he said.

A special problem he mentioned concerns the META kiosk that is located outside the hotel. Because Huntington Avenue is being widened, the kiosk will have to be discontinued this summer and relocated in about the same area within the Renewal Area, he said.

A member of the audience questioned Berlanti as to the need for a hotel when housing is so badly needed in the city. Berlanti responded that studies showed there is a desperate need for hotel space in Boston. He added that within the Fenway Urban Renewal Area more housing is planned for construction than existed before urban renewal began.

On Parcel 3, adjacent to the Colonnade Hotel and the Midtown Motor Inn, Berlanti said an 11-story, middle income apartment building is planned. It will be financed under the Federal Housing Authority's 220 Program, he said, and rents are expected to be from \$200 to \$350 a month. For apartments ranging in size from efficiency to two bedroom. This building is expected to be started by June or July, he said.

Where the Midtown Motor Inn now stands, housing may be put up, said Berlanti. But the decision on the razing of the hotel will be made after Parcel 3 is completed and a judgment is made as to its success. "The plan calls for residential use of the land if the hotel comes down," he said.

Parcels 9 and 7 across from 5 and 6 "won't be demolished for a while," he said.

On parcel 11 construction of a 500 unit apartment building is now underway. It will have moderate rents, said Berlanti, with 25 per cent being subsidized by the federal government through MHFA.

Parcel 16 is slated for elderly housing to be put up by the Episcopal City Mission. It will have 93 efficiency apartments and 50 one-bedroom apartments, a large number of which will be subsidized, he said.

Parcel 12, from Sharaf's Restaurant to Haviland street, will be the site of another apartment building of 500 units, similar to the building now progressing on Parcel 11. Berlanti said that both buildings will have commercial space on the ground floors, and that the merchants now operating shops on Parcel 12 will have first choice to relocate in the new commercial space in Parcel 11.

"Although the BHA may acquire some buildings in Parcel 12 by the end of this year or early next year, we are talking about two years before relocation starts," said Berlanti.

He further outlined a plan for a high residential apartment tower on the block bordered by Boston street and Massachusetts avenue, where the Fenway Site Office now stands. He said it could foreseeably include commercial space, a restaurant, and "maybe a theatre for the performing arts."

In closing, Berlanti mentioned the latest plans for the Girls Trade School. "The plan calls for the school to be conveyed to the BHA," he said, "and to be rehabilitated into a community center." He said the rehabilitation, which would be done by non profit organizations, would start when a new Girls Trade School is built.

Berlanti said that the BHA estimated 200 children would be brought into the area by the building and that the area facilities, such as schools could not support that number of children.

Now, he said, housing is

HYDE PARK

1355
APR 1 1971

New
England
Newspaper

Mayor Stresses Commitments

Mayor Kevin White told a Hyde Park community group last week that the state has promised to begin by May 1 repairing the Milton Street Bridge in Readville.

"Come back and see me again if it doesn't happen," the Mayor told the Hyde Park Local Advisory Council (LAC) during a 50-minute meeting in his office. "I cannot control the state, but I'll do everything within my power to see that commitment is kept."

The state has received from the Penn Central Railroad the materials necessary for the repair of the bridge, White said. The state will replace the rotted lumber about 25 percent and, when that is completed, the roadway will be equipped with wooden mats 12 feet wide by 8 feet long. These will be bolted to the understructure. Upon completion of this phase, the state's Bridge Division will determine whether a continuous concrete surface is required, White continued.

Members of the LAC told Mayor White of the excellent cooperation they have received from Hyde Park Little City Hall Manager Tom Materazzo on his and other local problems. The Mayor was told that efforts have been made over the last nine years to have the city provide catch basins on Waterloo street to drain off heavy rain water. After showing White pictures of past

flooding, the Mayor telephoned Public Works Commissioner Joseph Casazza and obtained from him a commitment to begin digging the catch basins by August 1.

Casazza told the Mayor that Waterloo street will be completely reconstructed with a new drainage system.

In answer to a request from residents of Georgetown, White said an MBTA shelter will be built at the entrance to the development in mid-April. Carl Foley of the Hyde Park MDC has given the city permission to put the shelter on the MDC land, he explained.

On another request from Georgetown, the Mayor said he would speak with officials of Beacon Construction Co. about the prospects of obtaining land for the construction of a community center.

Morris Bloom, President of the Georgetown Community Center, said his group would prefer the site owned by Beacon and that a parcel of land owned by the MDC would be the group's second choice.

"The people of Georgetown were promised the land by Beacon," Bloom said, "and we have been raising money."

Turning to the question of the proposed Austin street housing development, Mrs. Ellen Hickey of the Metropolitan Hills Civic Association told the Mayor the community was fearful now of 2½-story row houses. White said he would arrange for Mrs. Hickey and other interested community leaders to meet with John Priestly, chairman of the Board of Appeals, to discuss the status of the proposal. The owners of the land at Austin and Sherrin streets have filed an application with the Board of Appeal seeking an L-8 variance, which would allow construction of three-story apartment houses.

"We want to get it rezoned for single family homes," Mrs.

BRIDGE...

(Continued from Page 1)

Hickey said.

White noted there has been a "hold" on this application for over 6 months and that the BRA is against the project because of the density of the proposed development.

On the subject of Smith Playground, Henry Fuoco, Director of the Hyde Park Recreational Advisory Council, told the Mayor "we want the City to keep Smith Field" and not turn it over to the MDC as has been suggested. White explained that were the field turned over to the MDC, the community would have no control over the field or its use.

Representatives of the Belnet Civic Association discussed with the Mayor noise and air pollution problems allegedly caused by the Perkat Box Co. and Tolsten-Hollingsworth Co.

Manager Materazzo said Perkat apparently has a plan to remedy the noise problem, but seems somewhat reluctant to do so until it is spelled out clearly what must be done. The company doesn't want to spend more money than it has in order to remedy the situation, he told the Mayor.

The Mayor invited David Standley, executive director of the Boston Air Pollution Control

Commission, to discuss the problem at the conclusion of the meeting.

White asked the LAC to meet with him again in a month to see what progress had been made toward a solution to the problems discussed at this meeting.

(Continued on Page 31)

DEC 17 1971

New
Herald
News

Neighbors object to BRA's Hyde Park plan

By Anthony J. White
Cable Staff

A second round of protests by home owners against a proposed 17-story building for the elderly on Church Highway in Hyde Park, N.Y., is expected to begin today.

Joseph F. Timilty, Gabriel F. Policante and Albert O'Neil, all residents of the area, are among the protesters.

They attended the first public hearing.

The BRA also on Dec. 15, 1971, held a hearing on the proposed building.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

The BRA is 105 to 147 Fulton St. adjacent to the North End.

BOSTON PUBLIC LIBRARY



3 9999 06352 278 1

I 57 1

c.1

I
BR/ BRA

Cit Citizen participation in
ni planning and renewal activi-
~~ties of the Boston Redevelopment~~
the Boston Redevelopment Auth.

Vol. 1



